

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

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Case File Number: BOA Case No. 2016-286-BOA  
Initial Hearing Date: June 7, 2016  
Date of Report: **(Revised as of May 31, 2016)**

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**GENERAL INFORMATION**

Applicant(s) Name: Glenn & Deborah Coullard  
Location of Property: 378 Stonehaven Drive, Mandeville, Louisiana  
Zoning of Property: A-3 Suburban  
Variance(s) Requested: Side yard setback

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**OVERVIEW**

The applicant placed a prefab tool shed on their property and states that due to the large root system of an oak tree in the back yard, they are limited as to where they can place the shed.

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**STAFF COMMENTS**

A site inspection did reveal that the rear yard hard area has some trees and a swimming pool; however it appears that the northeast part of the property could support the location of the shed (the applicant says that area is wet), and most definitely could be located in the center rear yard area as depicted in picture No. 1 (attached).

Furthermore, the applicant states that if they have to move the shed, they could damage the exposed roots of the oak tree (see pictures No. 2 and 3 attached) and maybe kill the tree. However, after discussing this issue with our resident landscape architect and showing her the pictures of the exposed roots, she believes that the applicant can safely move the shed without severely damaging the extensive root system that is mostly below the ground surface.

Additionally, the applicant has not provided any approval letter from the Lochmere Estates Homeowners Association for the variance request.

Therefore, for the reasons as stated above, the staff does not support the variance request and recommends that the applicant be given 120 days in which to move the shed to another location within the rear yard that will comply with all parish setback requirements.

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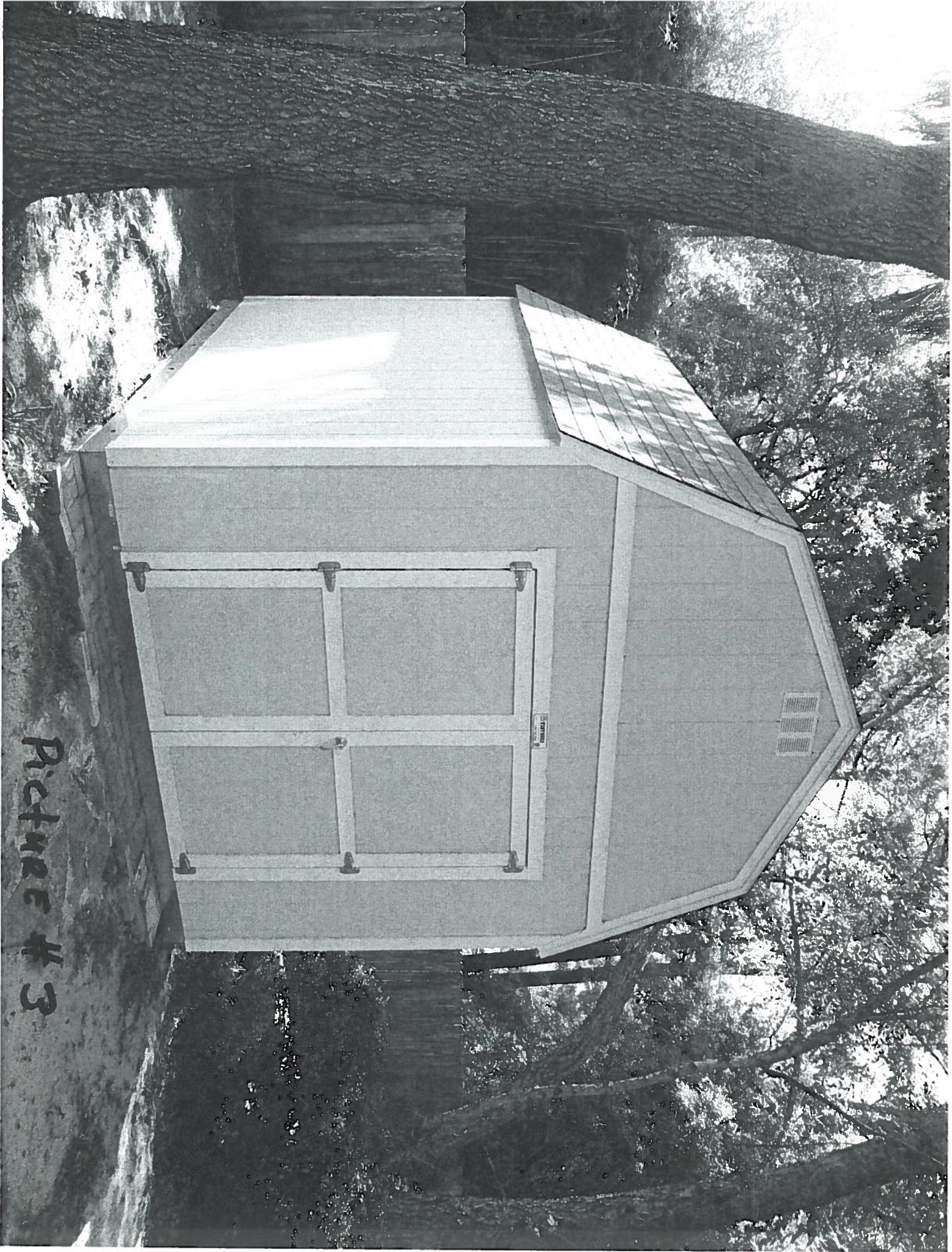
Pictures #1





Pictures # 2





Picture #3