

**AGENDA**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENT MEETING**  
**TUESDAY, APRIL 5 - 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 MARCH 1, 2016 MINUTES**

**PUBLIC HEARINGS**

**BOA CASE NO. 2016-165-BOA**

Request by applicant for an "after the fact" variance in a HC-2A Highway Commercial zoning district for the removal of seven (7) trees within the southern side yard buffer. The property is located on east side of LA Highway 190 Service Road, south of Covington, Louisiana.

Applicant: BB Mini Storage

**(POSTPONED AT THE MARCH 1, 2016 MEETING)**

**BOA CASE NO. 2016-203-BOA**

Request by applicant for a variance of a rear yard setback requirement in an A-4 Single Family Residential zoning district from 25' required to approximately 20' requested. The property is located at 2055 Ponderosa Place, Mandeville, Louisiana.

Applicant: Ted Lindsay

**BOA CASE NO. 2016-206-BOA**

Request by applicant for a variance of a rear yard setback requirement for an accessory structure in an A-4 Single Family Residential zoning district from 10' required to approximately 6 ½' requested. The property is located at 1090 Whitetail Drive, Mandeville, Louisiana.

Applicant: Chad & Amanda Domangue

**BOA CASE NO. 2016-216-BOA**

Request by applicant for variances in an A-1 Suburban zoning district along the lot line perimeters of lots 6 thru 19 to eliminate the 50' wide no cut buffers. The property is located at 107 Fairgrounds Boulevard, in Grande Hills Subdivision, Bush, Louisiana.

Applicant: Craig Guidry

**BOA CASE NO. 2016-217-BOA**

Request by applicant for a variance of a front yard setback requirement in a Planned Unit Development (PUD) zoning district from 20' required to approximately 16.61' requested. The property is located at 1636 Vela Cove, in Clipper Estates Subdivision, Slidell, Louisiana.  
Applicant: Peter Tufaro

**BOA CASE NO. 2016-218-BOA**

Request by applicant for a variance of a side yard setback requirement in a Planned Unit Development (PUD) zoning district from 5' required to approximately 3'-3" requested. The property is located at 1126 Marina Drive, in Eden Isles Subdivision, Slidell, Louisiana.  
Applicant: Randall Hasling

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH BOARD OF ADJUSTMENTS MEETING**  
**3:00 PM - TUESDAY, MARCH 1, 2016**  
**LA HIGHWAY 59/KOOP DRIVE ADMINISTRATIVE COMPLEX BUILDING**  
**MANDEVILLE, LOUISIANA**

The March 1, 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. Brooker, Mr. Schneider, Mr. Gordon and Mr. Ballantine

ABSENT: None

STAFF PRESENT: Mr. Keller and Mr. Hand

**APPROVAL OF THE MINUTES**

Moved by Mr. Brooker and seconded by Mr. Ballantine to accept the February 2, 2016 minutes as typed and delivered.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-157-BOA**

Request by applicant to eliminate a portion of the front yard landscape buffer and all of the side yard buffers in an I-2 Industrial zoning district.

Applicant: KT Maintenance, L.L.C.

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

Mr. Paul Mayronne, with the Jones Fussell law firm, P.O. Box 1810, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- Our letter details our position.
- This is lot 42 in Covington Industrial Park subdivision, a well established development north of Covington.
- The owner bought the property back in 2008 and fenced it for the storage of trucks and equipment.
- My client was told by the parish that he needed to make the fence opaque which he did.
- Therefore, it makes no sense if we have to plant trees behind the fence that no one can see... it is not consistent with the spirit and intent of the parish landscape ordinance.
- We would plant some additional trees on the property where we can as proposed by staff.

Mr. Brookter: How long has the opaque fence been up?

Mr. Mayronne: It was done last year.

Moved by Mr. Ballantine and seconded by Mr. Brookter to grant the variance and require the applicant to plant as many trees as possible on the property, and to pay into the plant mitigation bank for the remainder of trees that cannot be located on the site.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-165-BOA**

Request by applicant for an "after the fact" variance in a HC-2A Highway Commercial zoning district for the removal of seven (7) trees within the southern side yard buffer.  
Applicant: BB Mini Storage

(Since the applicant was not present at the meeting it was moved by Mr. Brookter and seconded by Mr. Ballantine to postpone this case until next months meeting.

**MOTION CARRIED UNANIMOUSLY**

**BOA CASE NO. 2016-171-BOA**

Request by applicant for variances of the front and rear yard landscape and planting buffers in an I-1 Industrial zoning district from 25' required to 18' requested and from 10' required to 4.8' requested respectively.

Applicant: Wayne Erdman

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

The applicant appeared on his own behalf and made the following initial comments:

- The hardship is that I have a garage door in the front.
- I would have to tear down the front to put in the driveway.
- We are building a new business.
- We want to bring more business to the street.

Mr. Gordon: So this is near Slidell Shutter?

Mr. Erdman: Yes.

(At this time, Mr. Erdman past out some new drawings of the site to the board members...)

Mr. Fandal: Are some trees already there on the site?

Mr. Erdman: Yes.

Moved by Mr. Gordon and seconded by Mr. Ballantine to grant the variance as requested.

### **MOTION CARRIED UNANIMOUSLY**

#### **BOA CASE NO. 2016-174-BOA**

Request by applicant for variances for the reduction of portions of the front and side yard landscape buffers and plantings in an I-2 Industrial zoning district.

Applicant: St. Tammany Parish Communications District

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

Mr. Jan Lorant, 3326 N. 3<sup>rd</sup> Avenue, Suite 200, Phoenix AZ, appeared on behalf of the applicant and made the following initial comments:

- We have to meet the requirements from NFPA.

Mr. Ballantine: Do we have a representative here from the communications district?

Mr. Rodney Hart, 510 E. Boston Street, Covington, LA, appeared on behalf of the 911 Communications District.

Mr. Ballantine: Why did you use an architect from Arizona?

Mr. Hart: They have done many 911 buildings elsewhere.

Mr. Ballantine: Why can't you do a building that will fit parish regulations?

Mr. Lorant: We are combining five different agencies into this one building and therefore need the room and in which the regulations require us to have at least a 15,000 square foot building. We have tried every way that we can to make the building as small as possible.

Mr. Schneider: Has the property owner across the street been consulted about what you are doing? There is a lot of traffic there (at the intersection-90 degree turn); and will you have a lot of traffic?

Mr. Hart: That should not be an issue.

Mr. Gordon: Does the parish own the rest of the property next to yours?

Mr. Hart: Yes, it would be essentially a large wooded area.

Mr. Lorant: We plan to clear the underbrush next to the intersection.

(At this time the board held a brief conference at the Chairman's chair along with the staff to discuss this matter...)

Moved by Mr. Gordon and seconded by Mr. Ballantine to grant the variances and giving the applicant the options to either doing plant mitigation in favor of the parish tree mitigation bank, or work out a Cooperative Endeavor Agreement with the parish to maintain (improve) the parish property next to the 911 facility.

#### **MOTION CARRIED UNANIMOUSLY**

#### **BOA CASE NO. 2015-175-BOA**

Request by applicant for a variance in a HC-2 Highway Commercial zoning district to eliminate a portion of the north side landscape buffer requirement from 10' required to 2' requested.  
Applicant: Lavigne Plaza, L.L.C.

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

Mr. Paul Mayronne, with the Jones Fussell law firm, P.O. Box 1810, Covington, LA, appeared on behalf of the applicant and made the following initial comments:

- This case was presented to you in December of 2015. It's similar but not exactly the same.
- We will add more trees to the site.
- The difference is two-fold in that we will keep a 2' wide side yard buffer and have reduced the number of vacuum stalls by one.
- We are proposing a plant mitigation plan to provide a total of 19 class A and B trees on the site.
- As far as the hardship, we can provide the necessary parking stalls to comply with parish code, but to do so would require us to cut down the large live oak in the northwest corner of the property.

Mr. Gordon: The only hardship I see is financial.

Mr. Mayronne: I disagree with you. We have the right to use the property where the large oak tree is. That is our hardship.

Mr. Gordon: Why couldn't you provide more parking on the southeast corner?

Mr. Mayronne: That would not effectively work at that location.

Mr. Gordon: I cannot support this.

Moved by Mr. Ballantine and seconded by Mr. Schneider to grant the variance as requested subject to the plant mitigation plan offered by the applicant.

**MOTION CARRIED 4 YEAS TO 1 NAY**

**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.*

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

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Case File Number:	BOA Case No. 2016-165-BOA
Initial Hearing Date:	March 1, 2016
Date of Report:	February 19, 2016

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**GENERAL INFORMATION**

Applicant(s) Name:	BB Mini Storage
Location of Property:	7037 Highway 190, Covington, Louisiana
Zoning of Property:	HC- 2A Highway Commercial
Variance(s) Requested:	"After the fact" removal of seven (7) trees

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**OVERVIEW**

The applicant is seeking an "after the fact" variance for the removal of seven (7) Class A type trees along the south side yard buffer area. The applicant argues that their justification is due to improvements to be made to the site relative to placing solar panels on the roof and the subsurface installation of a drainage pipe and sewer line (see letter attached from the applicant dated January 15, 2016).

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**STAFF COMMENTS**

It appears from reading the letter provided by the applicant, that he took unilateral action by removing said trees without first consulting with the parish, with the knowledge that he should have done so. Having said that, it appears that the overall landscape buffer, even though seven (7) trees less, is still intact and seems to provide adequate screening from the adjacent property to the south.

However, that not withstanding, the fact remains that the applicant took unilateral action to remove the seven (7) trees without first consulting with the parish; therefore, the staff feels that under these circumstances the board should consider requiring the applicant to pay double the mitigation costs in favor of the St. Tammany Parish Tree Mitigation Bank for the trees that were cut down on the site in the amount of \$3,500.00, or either plant double the number of trees (14) elsewhere on the site that equates to double the total number of caliper inches of trees lost.

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BOA CASE NO. 2016-155-BDA (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: BB Mini Storage DCA LIBERTY SELF STORAGE

MAILING ADDRESS: 7037 HWY 190

CITY/STATE/ZIP: COVINGTON, LA 70433

PHONE NUMBER: 985-893-3087 985-778-3923

(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: HL-2A

7037 HWY 190 COVINGTON 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/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 Removal of 6 Pines and 1 Pin Oak greater than 6" caliber  
(Specify other variance/appeal on line above)

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

See attached letter

SIGNATURE OF OWNER/APPLICANT

BB Bennett

DATE OF APPLICATION

1-15-16

BB Bennett



7037 Hwy 190, Covington, La 70433 Office: (985) 893-3087 Fax: (985) 893-8964

1/15/2016

Re: After the Fact Variance Request for Removal of Pine Trees  
Liberty Self Storage  
7037 Hwy. 190 Covington, 70433  
Liberty Self Storage

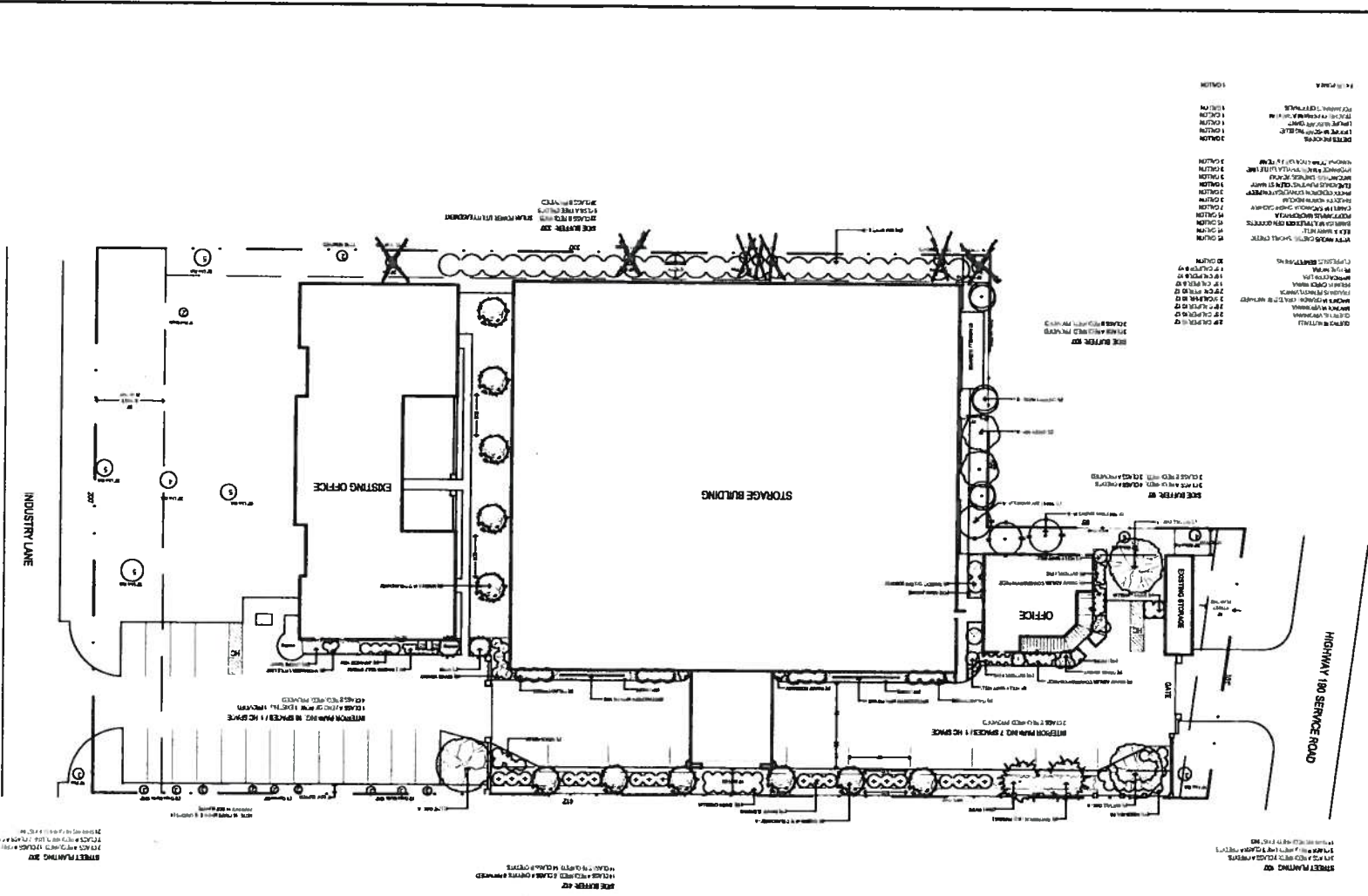
Ron Keller,

I cut down and removed 6 Pine Trees and 1 Pin Oak were from the South property line side yard. After much planning and deliberation it was determined that these trees would not survive considering the construction improvements that we will be installing along this property line. The building that is being constructed will be 30' tall. Along the side of this building slab we will be installing a 12" subsurface drainage pipe with downspouts connected to the subsurface drainage to be sure to retain all run off from the building. In addition to the subsurface drainage being installed, we are also running a sewer line to service the two buildings to be constructed. An additional burden of the trees relates to the solar panels that we will have atop this 30' building. These panels will produce 97% of the electrical energy needed to power this Liberty Self Storage location. The pine trees and pin oak would cast shade atop the solar panels, making the solar panels unable to capture solar rays to produce the necessary electricity. After unfolding the factors above and knowing how near impossible it would be to take the trees down after a the building was erected, I felt it necessary to take these trees down now before I moved any further along with the construction of the 3 story building. I am aware of the additional per tree fee for filing an "After the Fact" Variance Request. I am also prepared to replant an even better replacement of landscaping to create a more desirable greenspace between my neighbor and me. ~~I am still awaiting for my revised landscape plan. When I get it next week I will resend to you, as well.~~

Thank you,

Matthew J. Bennett

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SCALE 1-40

PROJECT NUMBER  
16101  
SHEET NUMBER  
L-2  
DATE  
01.22.2018

LIBERTY SELF STORAGE #1 RENOVATION  
707 HIGHWAY 190 EAST SERVICE ROAD  
CONVENT, LOUISIANA  
LANDSCAPE PLAN

॥ श्री गणेशाय नमः ॥  
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NOTES

LAND Mathers

MARIAN SEVERSON 985.875.7926



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

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Case File Number:	BOA Case No. 2016-203-BOA
Initial Hearing Date:	April 5, 2016
Date of Report:	March 17, 2016

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**GENERAL INFORMATION**

Applicant(s) Name:	Ted Lindsay
Location of Property:	2055 Ponderosa Place, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Rear yard setback

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**OVERVIEW**

The applicant wants the variance in order to extend his garage into the rear yard, thereby creating more value to his property and providing secure place where his wife can park her car (see narrative attached). Furthermore, the applicant obtained letters of no objection from his neighbors and approval from the homeowners association.

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**STAFF COMMENTS**

The staff does not see a true hardship or practical difficulty pursuant to the applicant's variance request; however understands the reasons for the proposed garage addition; therefore, since the HOA has granted approval as well as his neighbors, and most importantly, the fact that the rear yard abuts a retention pond and not another persons residential property, the staff has no objection to the variance request.

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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: Ted Lindsay

MAILING ADDRESS: 2055 Ponderosa Pl

CITY/STATE/ZIP: Mandeville, LA 70448

PHONE NUMBER: 626-3854 504-756-3570  
(Home Phone #) (Cell Phone #)

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

Address 2055 Ponderosa Pl, Mandeville, LA City Greenleaves 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:)

Variance for a back yard setback from 25' required by  
the parish, to a 20' requested by the applicant. I am  
wanting to extend my garage back to the 20' variance line

Ted Lindsay  
SIGNATURE OF OWNER/APPLICANT

1/22/16  
DATE OF APPLICATION

I am wanting to extend my garage back 14 feet which would be 20 feet from my back property line. I am requesting that the Parish grant me a 5 foot variance in order to achieve this. The reason I want to extend my garage back is to improve my property value as well as to provide space that my wife can park her car in the garage at night to give her a piece of mind that she will be safe when she comes home from work late at night. By extending my garage this would allow me to move everything to the new addition to free up space so she can park in the existing garage.

Thank you for your consideration.



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Ted Lindsay



# REQUEST FOR VARIANCE

## Greenleaves Master Association

Date of Application 9/25/15

Ted Lindsay HOMEOWNER 985-626-3854 HOME PHONE 504-756-3570 WORK PHONE

2055 Pondersa Pl ADDRESS 57 PARCEL / LOT #

The Homeowner(s) by definition is the person whose name(s) appears on the title or deed to the property. Any Person(s) who leases, rents or is in any other contracted or non-contracted financial arrangement is ineligible to seek a GACC variance without the written approval of the homeowner(s) along with their signature on the request for said variance

### I Am Applying For the Following Variance\*:

I am requesting a variance of 5' to extend my garage back toward the pond. This would provide a back offset of 30' instead of 25'. This structure will not affect the pond views by my neighbor.

\*For this request to be considered by the GACC, it must be reviewed and approved by the appropriate parcel president. The GACC has up to 60 days from receipt of all required documentation to review, grant or deny variance requests.

I have reviewed this request for variance as it pertains to my parcel's covenants and restrictions.

☐ Granted ☐ Denied

PARCEL PRESIDENT: VIA E-mail

PLEASE NOTE: A Parcel Officer and/or GACC Member may perform follow-up inspections.

Below this line is for GACC use only

GACC Action: ☒ Granted ☐ Denied VARIANCE PERMIT # \_\_\_\_\_

GACC Chairperson: BY BOO AT 11-3-15 meeting

Comments: Paul Lamm

GREENLEAVES  
Master Association  
Greylem Building  
200 Greenleaves Blvd., Suite 13  
Mandeville, LA 70448

Greenleaves Master Association  
Greylem Building  
200 Greenleaves Blvd., Suite 13

Keep Greenleaves a Preferred Residential Neighborhood

**Rick**

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**From:** Mark Sullivan <marksullivan34427@gmail.com>  
**Sent:** Tuesday, December 01, 2015 4:37 PM  
**To:** Rick  
**Cc:** Ted Lindsay (TLindsay@jcglc.com)  
**Subject:** Re: variance

Rick, as Pines Parcel president I approve the 5' variance request as suggested by the Board of Directors. Thanks  
  
Sent from my iPad

On Dec 1, 2015, at 4:02 PM, Rick <[Rick@greenleaves.us](mailto:Rick@greenleaves.us)> wrote:

At its last Board of Directors meeting the board decided that it would approve a variance of 5 feet instead of the originally requested larger one. Mark, I need formal approval from the Pines Parcel, (e-mail is fine). Ted we are going to have significant changes in the Board next year, I suggest you apply for your permit as soon as you have plans, You will also need a parish permit, but I am OK approving it conditioned upon approval of the parish.

**GREENLEAVES**  
Master Association  
Greyfern Building  
200 Greenleaves Blvd., Suite 13  
Mandeville, LA 70448



February 1, 2016

St. Tammany Parish Government  
Department of Development

To Whom It May Concern:

I do not object to Ted Lindsay extending his garage back to the distance approved by St. Tammany Parish Government.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Laurene W. Eakin".

Laurene W. Eakin

2/8/16

February 2, 2016

St. Tammany Parish Government  
Department of Development

To Whom It May Concern:

This letter was requested by my neighbor Ted Lindsay to voice my opinion for him to extend his garage back to the distance approved by St. Tammany Parish Government. I have no objection for him to do this.

A handwritten signature in black ink, reading "Virginia Probst". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

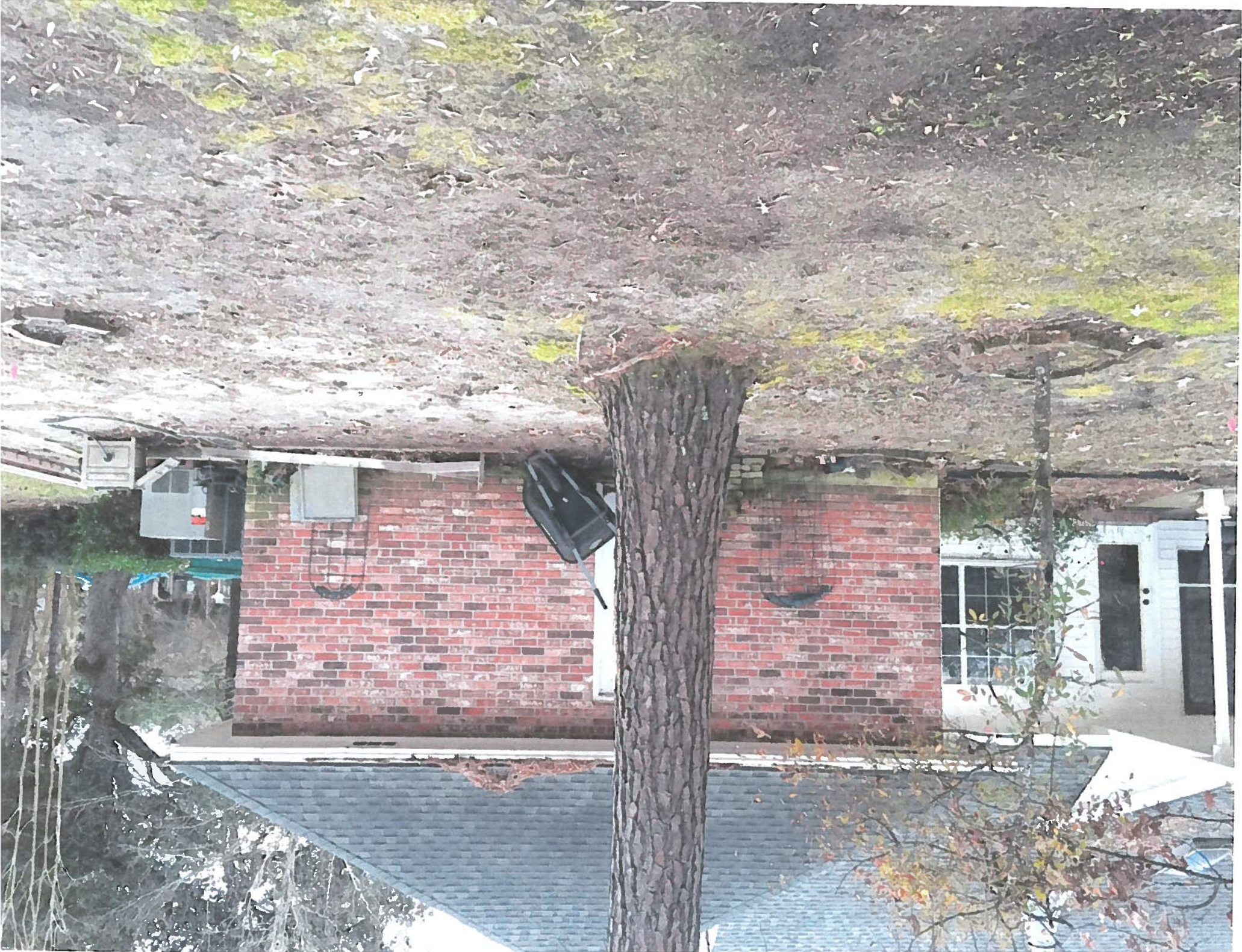
Virginia Probst



















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

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Case File Number:	BOA Case No. 2016-206-BOA
Initial Hearing Date:	April 5, 2016
Date of Report:	March 17, 2016

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**GENERAL INFORMATION**

Applicant(s) Name:	Chad Domangue
Location of Property:	1090 Whitetail Drive, Mandeville, Louisiana
Zoning of Property:	A-4 Single Family Residential
Variance(s) Requested:	Rear yard setback

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**OVERVIEW**

The applicant wishes to add the addition to the rear of his existing garage. The applicant did receive approval from the HOA; however, has not provided any documentation with his application justifying how or why a hardship or practical difficulty exists.

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**STAFF COMMENTS**

It appears that the applicant can make the addition to the existing garage by added it to the interior side of same; thereby negating the need for a variance. Therefore, since a hardship or practical difficulty does not appear to be evident, the staff does not support the variance request.

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BOA CASE NO. 2016-206-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's name)

APPLICANT'S NAME: Chad Domargue Amanda Domargue

MAILING ADDRESS: 1090 Whitetail dr

CITY/STATE/ZIP: Mandeville LA

PHONE NUMBER: 985-9169-4079  
(Home Phone #) (Cell Phone #)

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

1090 Whitetail dr Mandeville LA Deerfield  
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:)

Garage Addition - reduce setback to 6'-5 3/4" from  
10' Newseel.

[Signature] 2/4/16  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION



**GNO Property  
Management, LLC**

826 UNION STREET, SUITE 200 NEW ORLEANS, LA 70112  
(504) 528-7028 • FAX (504) 566-4795

January 27, 2016

Chad Domangue  
Amanda Domangue  
1090 Whitetail Drive  
Mandeville, LA 70448

Dear Chad Domangue & Amanda Domangue:

The DACC members, Ernest Trujillo, Patrice McCoy and Dale Lambert have approved the addition modification project for your home located at 1090 Whitetail in the Deerfield Owner's Association.

Please retain a copy of this letter for your personal records. Your cooperation by submitting this request and meeting with the DACC has been very much appreciated.

Sincerely,

Terri Whiteley, Manager  
GNO Property Management  
[terri@gnoproperty.com](mailto:terri@gnoproperty.com)  
504 528-7028

TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN UNCONSTRUCTIVE DISCREPANCY

1. GENERAL
  - A. ALL WORK MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES, THE STRICT GOVERNANCE OF CODES AND THESE NOTES AND NOTICES ON INCLUDED DRAWINGS SHALL GOVERN.
  - B. CODES: A. INTERNATIONAL RESIDENTIAL CODE (IRC) 2012
  - II. SSTD 10-95 (FOR FOUNDATION)
  - III. WFLA LATEST EDITION
2. LATEST LOUISIANA PLUMBING CODE
3. LIVE LOADS
4. ATTICS UNINHABITABLE WITHOUT STORAGE = 10 PSF
5. ATTICS UNINHABITABLE WITH STORAGE = 20 PSF
6. FLOORS UNINHABITABLE WITHOUT STORAGE = 10 PSF
7. ENVIRONMENTAL LOADS: A. FLOOR LOAD (HARDEST BALCONIES) = 40 PSF
8. BASIC WIND SPEED: V = 110MPH

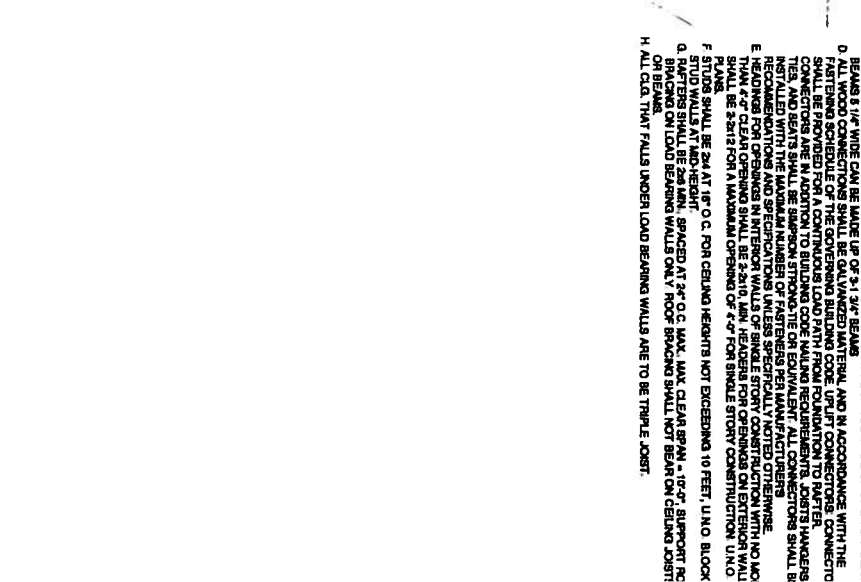
EXP 8

2. A. SHALL PER APPROVED JOF THE INTERNATIONAL BUILDING CODE.
3. B. GRADE LOT FOR FOOTING MINIMUM WITHIN 90 FEET OF RESIDENCE.
4. C. LONGHORN ONE CALL (800) 272-3025. CALL BEFORE YOU DIG.
5. 3. CONCRETE: CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI 28 DAYS.
6. ALL REINFORCING STEEL SHALL BE ASTM A616 GR. 60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185 GR. 11 SHEET.
7. 4. MASONRY:
8. A. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.

EMBEDDED AT LEAST 1/2 IN. INTO THE BRICK VENEER WITH A MINIMUM EXPOSURE OF 3/4 IN. TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL ITES SHOULD BE INSTALLED SPACED AT A MAXIMUM OF 3 FT. O.C. WITH 1/4 IN. OF THE CORNER

D. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE, AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C122 SPECIFICATION FOR FACING BRICK, ASTM C62 SPECIFICATION FOR HOLLOW BRICK, ASTM C146 SPECIFICATION FOR GLAZED BRICK (BURNED-FRUIT), SOLID UNIT, ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNIT. ALL BRICK UNITS SHOULD BE OF GRADE BV. THE USE OF

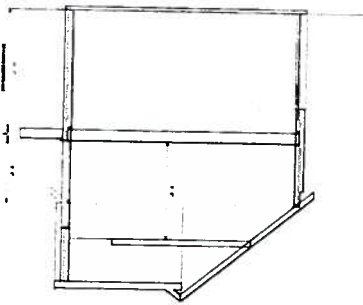
MORTAR AND MAY BE LESS DURABLE.  
E. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR UNIT MASONRY. MORTAR PLAYS AN IMPORTANT ROLE IN FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF F

[illegible]

A1 REAR ELEVATION

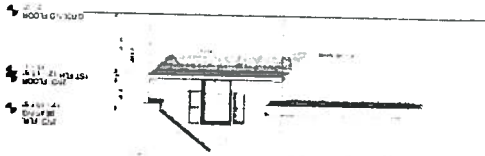


Section 1



ALTHOUGH THE ABOVE REPORT WAS USED IN CONNECTION WITH THE INVESTIGATION OF THE ALLEGED VIOLATION OF THE FEDERAL BUREAU OF INVESTIGATION'S POLICY ON THE CONSTRUCTION OF BUILDINGS FOR THE PURPOSE OF CONDUCTING A RESEARCH PROJECT, THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS BEING RELEASED TO THE PUBLIC IN FULL. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS BEING RELEASED TO THE PUBLIC IN FULL.

**A3 RIGHT ELEVATION**



**B3 LEFT ELEVATION**



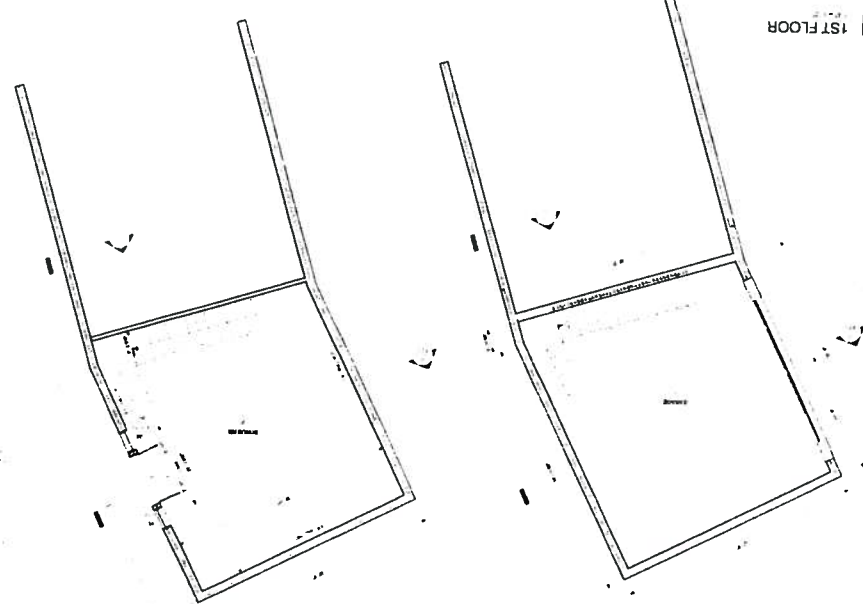
### A3.0

**ADDITIONS TO DOMANQUE  
DESIGNURE  
1080 WHITETAIL DR.  
ST. TAMMANY**

**DIAMOND DESIGN**  
Residential Planners  
Madisonville, Louisiana  
504-939-9033

TO AVOID WORKING ON THE SEAM, IF THERE IS AN INTERFERENCE, AND YOU DO NOT CALL, PLEASE PROVIDE A REASON FOR NOT ANSWERING.

A1 1ST FLOOR  
2 2ND FLOOR



- 1 1st FLOOR
- 2 2ND FLOOR
- 3 3RD FLOOR
- 4 4TH FLOOR
- 5 5TH FLOOR
- 6 6TH FLOOR
- 7 7TH FLOOR
- 8 8TH FLOOR
- 9 9TH FLOOR
- 10 10TH FLOOR

1st Floor  
2nd Floor  
3rd Floor  
4th Floor  
5th Floor  
6th Floor  
7th Floor  
8th Floor  
9th Floor  
10th Floor

Room	Area	Volume	Notes
1st Floor	1000 sq. ft.	1000 cu. ft.	
2nd Floor	1000 sq. ft.	1000 cu. ft.	
3rd Floor	1000 sq. ft.	1000 cu. ft.	
4th Floor	1000 sq. ft.	1000 cu. ft.	
5th Floor	1000 sq. ft.	1000 cu. ft.	
6th Floor	1000 sq. ft.	1000 cu. ft.	
7th Floor	1000 sq. ft.	1000 cu. ft.	
8th Floor	1000 sq. ft.	1000 cu. ft.	
9th Floor	1000 sq. ft.	1000 cu. ft.	
10th Floor	1000 sq. ft.	1000 cu. ft.	

1st Floor  
2nd Floor  
3rd Floor  
4th Floor  
5th Floor  
6th Floor  
7th Floor  
8th Floor  
9th Floor  
10th Floor

A1.2

ADDITIONS TO DOMANQUE  
DESIGNER  
1090 WHITETAIL DR.  
ST. TAMMANY

**DIAMOND DESIGN**  
Metairie, Louisiana  
504-885-8888

THIS PLAN IS THE PROPERTY OF DIAMOND DESIGN. IT IS TO BE USED FOR THE PROJECT ONLY AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DIAMOND DESIGN. ANY VIOLATION OF THIS AGREEMENT WILL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE SUBJECT TO LEGAL ACTION.

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

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Case File Number:	BOA Case No. 2016-216-BOA
Initial Hearing Date:	April 5, 2016
Date of Report:	March 17, 2016

---

**GENERAL INFORMATION**

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Applicant(s) Name:	Craig Guidry
Location of Property:	107 Fairgrounds Boulevard, Bush, Louisiana
Zoning of Property:	A-1 Suburban
Variance(s) Requested:	Removal of the 50' no cut perimeter lot line buffers

---

**OVERVIEW**

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The applicant owns a total of fourteen (14) contiguous single family rural residential lots in Grande Hills Subdivision. The applicant states in his application that this is his "homestead" and that he planted trees on his collective lots for the purpose of harvesting same.

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**STAFF COMMENTS**

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The reasons why the no-cut buffer requirement was established within the code was to insure the preservation of large oak, cypress and pine trees which are an attractive and invaluable asset to the community of St. Tammany Parish. Furthermore, by saving these no-cut buffers promotes the preservation of our natural resources, aesthetics and a healthy environment in the community in which we live.

Something else to consider is that these are single family residential lots that are approximately five (5) acres each in size, and are not 100 acre plus pasture or timber tracts; and although the applicant states that this is his homestead, that doesn't stop him from eventually selling the lots to others that could inherit these lots that would be devoid of a nice tree-scape on the property.

Therefore, for the reasons as stated above, the staff does not support the variances requested and feels that if approved would set a bad precedent by encouraging others in residential subdivisions to do the same thing.

As an aside, if the applicant really wants to preserve his fourteen (14) lots as a "homestead" and timber the property, which equates to approximately 73 acres, he could petition the parish to simply resubdivide his lots into one large tract of land, thereby allowing him to timber the internal portions of his property while at the same time maintaining a 50' wide no-cut buffers around the perimeter of his approximately 73 acres.

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BOA CASE NO. 2016-216 - 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:

Chane Gaudry

MAILING ADDRESS:

107 FAREBOURNS BLVD

CITY/STATE/ZIP:

BUSH LA. 70431

PHONE NUMBER:

985-630-5532

(Home Phone #)

(Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED:

ZONING:

A-1 Suburban

Address

City

State

Subdivision (if applicable)

107 FAREBOURNS BUSH LA 70431 GRANDE MILLS

(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:)

lots 1-19 all belong to me

Requesting waiver of Required 50' No cut buffer along property line. IBC Section 8.0.2. All this property is one continuous piece. This is my homestead and all plants all of the trees with intent to homestead.

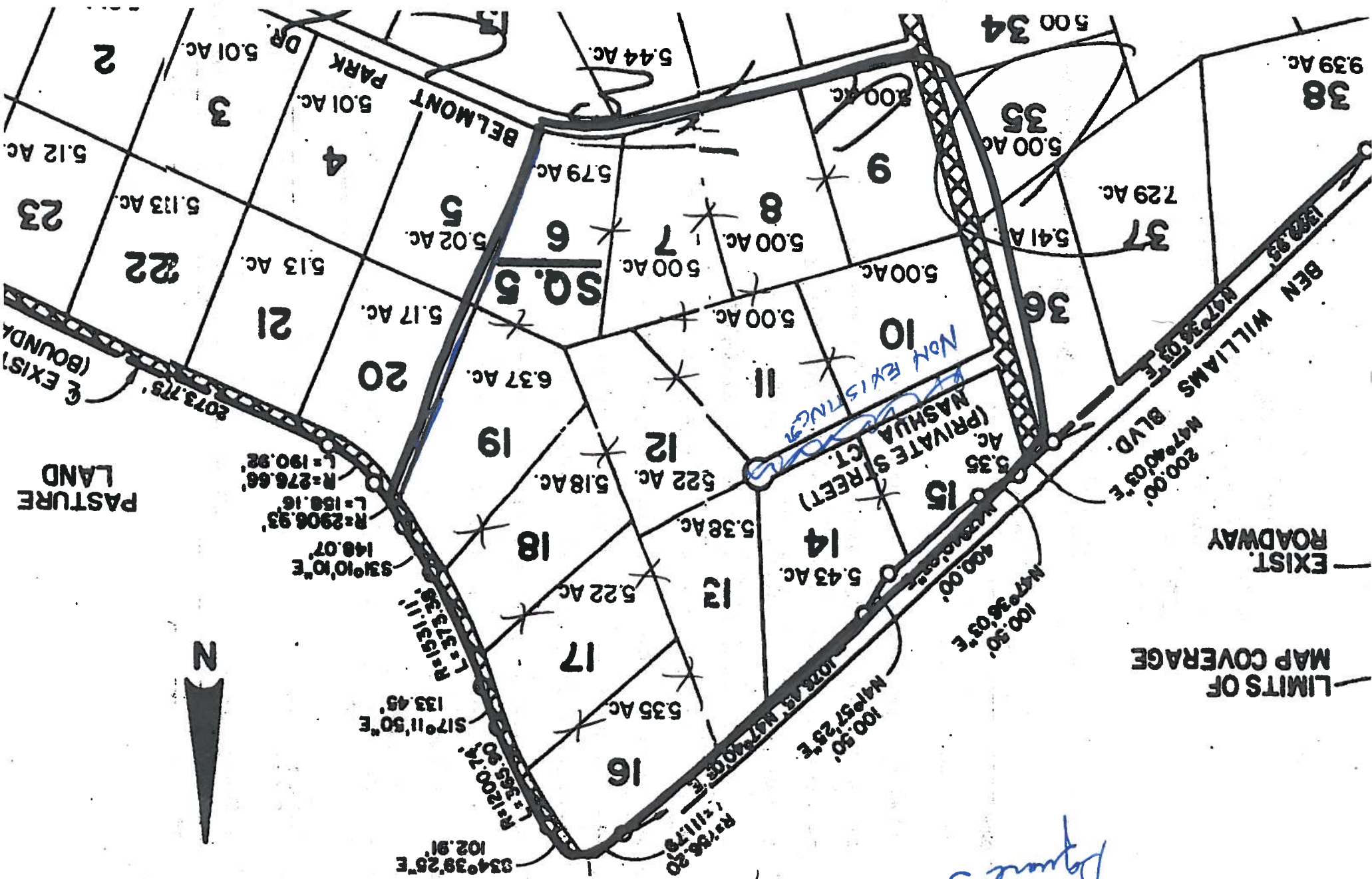
SIGNATURE OF OWNER/APPLICANT

DATE OF APPLICATION

Chane Gaudry 3/1/2016

X - indicates interior angles (see notes)  
 Requesting variance  
 This whole piece is being donated

Lot 6-14  
 Figure 5

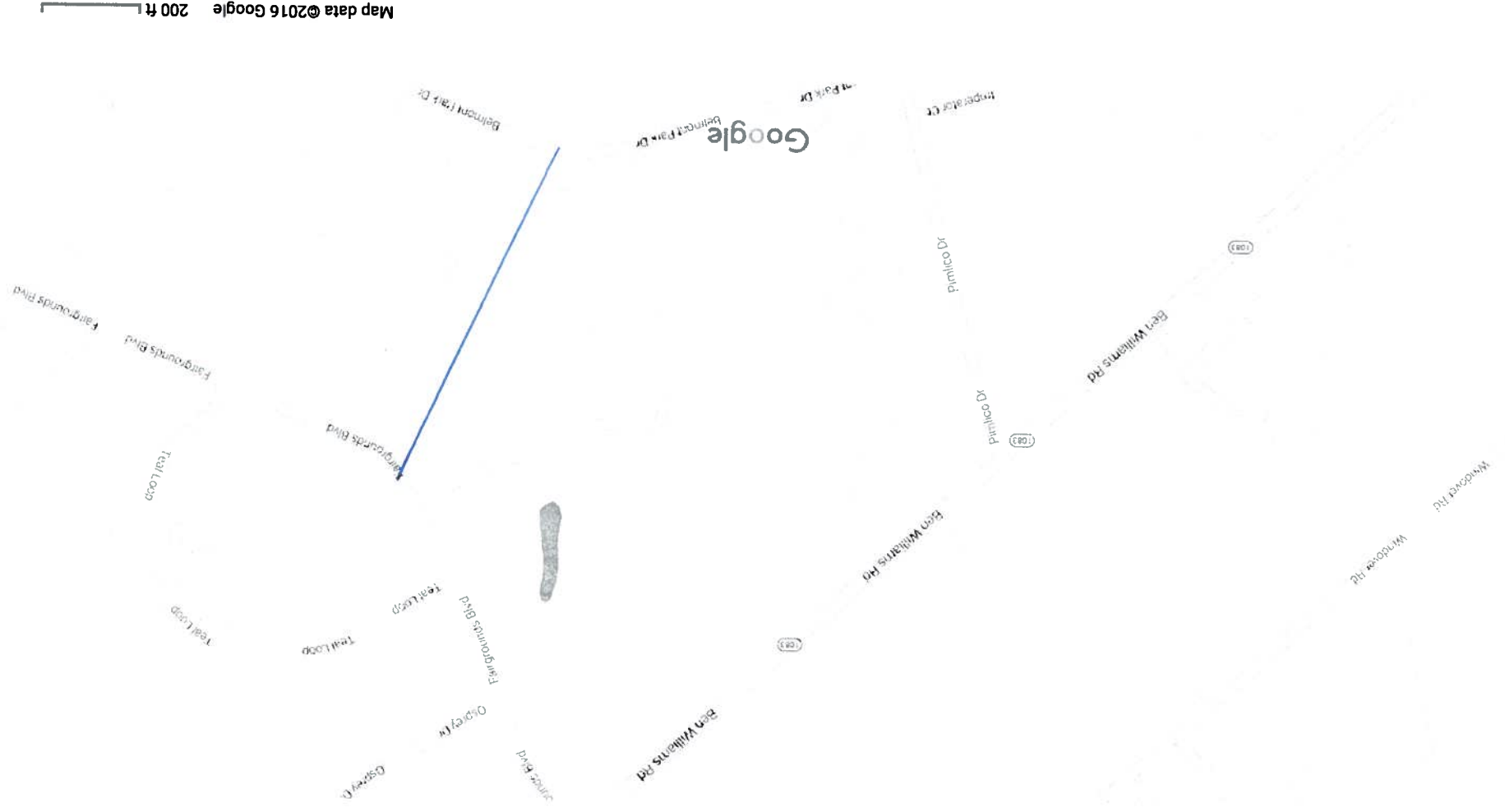


— LIMITS OF  
 MAP COVERAGE

— EXIST.  
 ROADWAY







Digitized by Google



Google Maps

Imagery ©2016 Google, Map data ©2016 Google 200 ft



Google Maps

Imagery ©2016 Google, Map data ©2016 Google 200 ft

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

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Case File Number:	BOA Case No. 2016-217-BOA
Initial Hearing Date:	April 5, 2016
Date of Report:	March 17, 2016

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**GENERAL INFORMATION**

Applicant(s) Name:	Peter Tufaro
Location of Property:	1636 Vela Cove, Slidell, Louisiana
Zoning of Property:	Planned Unit Development (P.U.D.)
Variance(s) Requested:	Front yard setback

---

**OVERVIEW**

The applicant states that the home to be placed on this property “is a small lot” and is “very hard to fit a house on this lot.”

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**STAFF COMMENTS**

Although the lot is located within an elongated curve (see survey attached), the fact is the applicant is constructing a home that is over 5400 square feet under beam; and therefore may not be a suitable design fit for this lot. There appears to be no real hardship or practical difficulty because if the applicant were to merely scale back the design, a decent sized home could still be constructed on the property.

Therefore, for the reasons as stated above the staff does not recommend approval of the variance request.

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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: Peter Tufaro

MAILING ADDRESS: 3501 Palmisano Blvd.

CITY/STATE/ZIP: Chalmette La. 70043

PHONE NUMBER: 504 343 7383  
(Home Phone #) (Cell Phone #) (p.g.o.)

PROPERTY LOCATION FOR VARIANCE REQUESTED: 1630e Vela Cove Slidell LA. Clipper Estates ZONING: Residential

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:)

Lot 21 Clipper Estates is a small lot. Very hard to fit a house on this lot. We are requesting a variance of front setback per attached drawing

Do' required to 16.61' requested.  
SIGNATURE OF OWNER/APPLICANT He Peter DATE OF APPLICATION 03-06-2016

# VELA COVE

(REF. BRG.) N 73°05'54.0" E

APPROXIMATE LOCATION OF  
THE FLOOD ZONE LINE

FLOOD ZONE A10 (BFE 13)  
FLOOD ZONE A10 (BFE 12)

GREENSPACE

N 73°05'54" E 135.03'

N 17°55'59" W

73.10'

WATERWAY

LOT 21

S 70°41'45" W

CONC.

4.7'

5.4'

10.63'

5.0'

80' - 10"

7' - 8.8"

266.85'

22

R=125.00' L=183.21'  
Ch=S 64°54'30" E 167.26'

+ C/L STREET EL. 7.6'

STAKE POINTS (TYP.)

20' SETBACK LINE

10' UTILITY EASEMENT

VELA COVE



# VELA COVE

(REF. BRG.) N 73°05'54.0" E

APPROXIMATE LOCATION OF  
THE FLOOD ZONE LINE

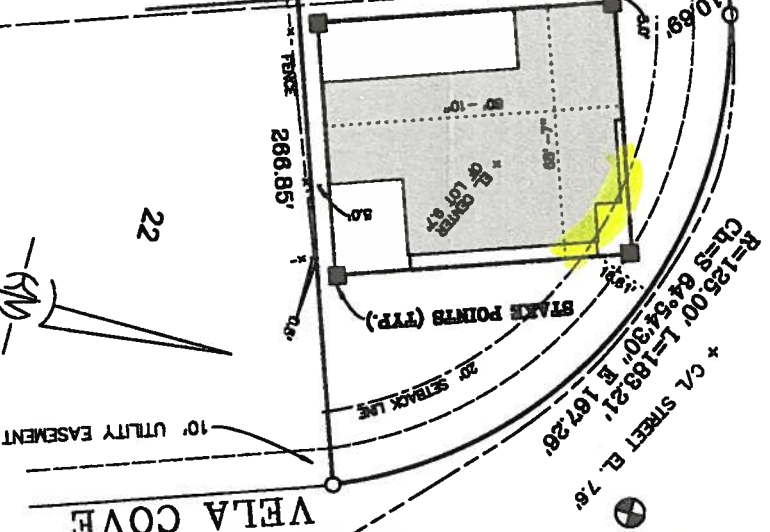
FLOOD ZONE A10 (BE 13)  
FLOOD ZONE A10 (BE 12)  
FLOOD ZONE GREENSPACE

N 73°05'54" E 135.03'

N 17°55'58" W  
73.10'

S 70°41'45" W

WATERWAY  
LOT 21



BUILDING SETBACKS:  
FRONT 20'  
SIDE 5' / 7'  
REAR 25'  
SIDE STREET 15'

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊕ = BENCHMARK--"AL" ON FIRE HYDRANT  
ELEV. 10.41' MSL (NAVD 88 GEOD. 12A)

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE A10; BASE FLOOD ELEV. 12.0' & 13.0';  
FIRM, PANEL NO. 225205 0535 D, REV. 04-02-1991

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH &  
ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL  
BOUNDARIES, EASEMENTS, ENCUMBRANCES,  
OR ANY OTHER MATTERS RELATING TO THE  
ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES  
ON THIS PROPERTY OTHER THAN THOSE FURNISHED  
BY THE CLIENT.

KELLY J. MCHUGH REG. NO. 4443  
CENTRED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY, RED STAMP SURVEYS CORRECT PLAN.

Clipper Estates Architectural Review Committee

This project, located on Lot \_\_\_\_\_ has been

Approved \_\_\_\_\_ Denied \_\_\_\_\_

As Exhibit(s) \_\_\_\_\_

CEHOA ARC Chairman \_\_\_\_\_

Date 3-6-16

Comments: \_\_\_\_\_

REFERENCE: PLAT OF CLIPPER ESTATES, PH. 4-A,  
BY FOSTER ENGINEERING, INC. FILED FOR  
RECORD 11-29-2000, MAP FILE NO. 1874

BOUNDARY SURVEY OF:

LOT 21  
CLIPPER ESTATES, PHASE 4-A,  
SECTION 33, T-9-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

CUSTOM CRAFT HOMES

KELLY J. MCHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 828-5611

SCALE	1" = 40'	DATE	01-18-16
DRAWN	DRJ	JOB NO.	16-007
REVISED	02-15-16		

Proposed Setback Variance  
Approx 1x1 corner encroachments  
(2 corners as shown)

Already approved  
by Clipper HOA  
Board (See Attached)

[Print](#)[Close](#)

## Tufaro Variance Lot 21

From: **Peter Tufaro** (lilpetesrodshop@hotmail.com)

Sent: Sun 3/06/16 8:34 AM

To: **Wes Wolsfer** (wmwols@msn.com); **Kyle Bowser** (kyle@tymeless.com)  
1 attachment

LOT021 CLIPPER ESTATES PLANNING.pdf (62.5 KB)

After reviewing the survey and house plans for Vela Cove Lot 21, I have approved on behalf of the association the variance in set back. The variance would allow Mr Tufaro to position the house 16.61' from the front property line. Mr. Tufaro has requested that DOTV mark all underground utilities, the home would not overlap any of these utilities.

I have attached the survey with the foundation shown.

### Clipper Estates Architectural Review Committee

This project, located on Lot 21 has been

☒ Approved ☐ Denied

and is based on the supporting documents listed

As Exhibit(s) \_\_\_\_\_

CEHOA ARC Chairman Wes Wolsfer

Date 3-6-16

Wes Wolsfer

Comments:

*As per plot plan submitted*



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

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Case File Number:	BOA Case No. 2016-218-BOA
Initial Hearing Date:	April 5, 2016
Date of Report:	March 17, 2016

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**GENERAL INFORMATION**

Applicant(s) Name:	Randall Hasling
Location of Property:	1126 Marina Drive, Slidell, Louisiana
Zoning of Property:	Planned Unit Development (P.U.D.)
Variance(s) Requested:	Side yard setback

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**OVERVIEW**

The applicant is requesting a variance for a side yard setback in order to permit the encroachment of one support post for a new gazebo (see narrative and elevation drawings provided by the applicant attached).

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**STAFF COMMENTS**

Since this lot is only 35' wide which greatly limits the ability to construct any additional accessory structures on the property, and given the facts that the encroachment only involves one support post, and that the applicant has secured permission from the HOA and his neighbors, through letters of no objection, to encroach into the setback by approximately 2', the staff has no objections to the variance request.

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BOA CASE NO. 2016-218-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's name)

APPLICANT'S NAME: RANDALL HASLING

MAILING ADDRESS: 1126 MARINA DR.

CITY/STATE/ZIP: SLIDELL, LA 70458

PHONE NUMBER: 504-256-6228  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: \_\_\_\_\_

1126 MARINA DR SLIDELL LA EDOEN ISLES  
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:)

REDUCTION OF SIDE (COMMON LINE BETWEEN TOWNHOMES)  
SETBACK FROM 5' TO 3'-3" TO ALLOW GARAGE LEG  
TO BE LOCATED OUTSIDE EXISTING PAVEMENT DECK

 3/7/16  
SIGNATURE OF OWNER/APPLICANT DATE OF APPLICATION

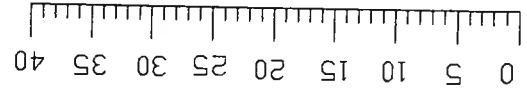
To: Ron Keller, Senior Planner, St. Tammany Parish  
From: Randall Hasling, 1126 Marina Drive, Slidell, LA 70458  
Date: March 7, 2016  
Ref: Variance Request, Gazebo

I am applying for a variance to locate one corner of the Gazebo 3'-3" from the property line instead of 5'-0" required by the Parish. I have an existing paver deck, so in order to locate the post 5' from the property line, I would have to break up a portion of the deck. Since the property slopes, there is a retainer wall along the edge and the land was built up using limestone rocks, so it would be difficult to bore the hole for the post and not affect the integrity of the paver deck.

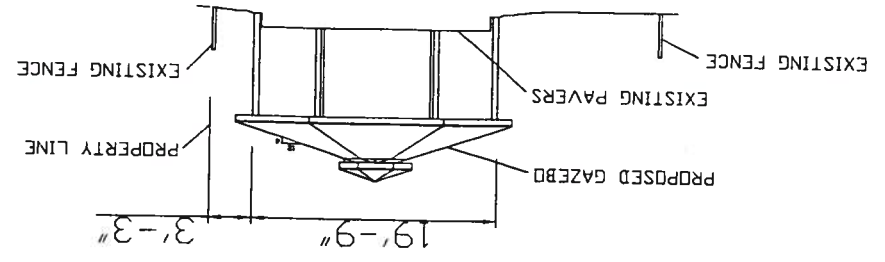
The Marina Drive Homeowners Association has approved the plans showing the 3'-3" side setback and letters from the adjacent neighbors confirm they do not object.

I appreciate St. Tammany Parish considering my variance request.

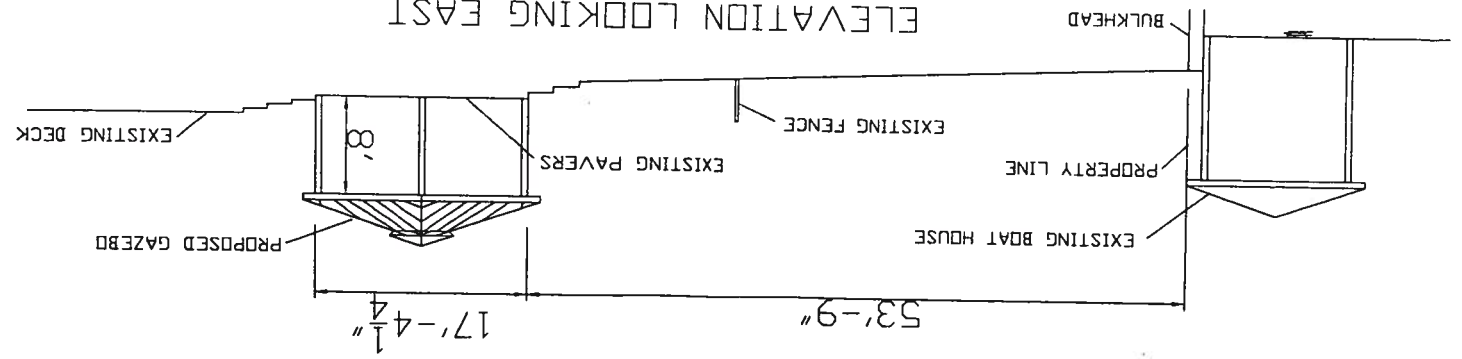
Randall J. Hasling  
504-256-6228



ELEVATION LOOKING NORTH

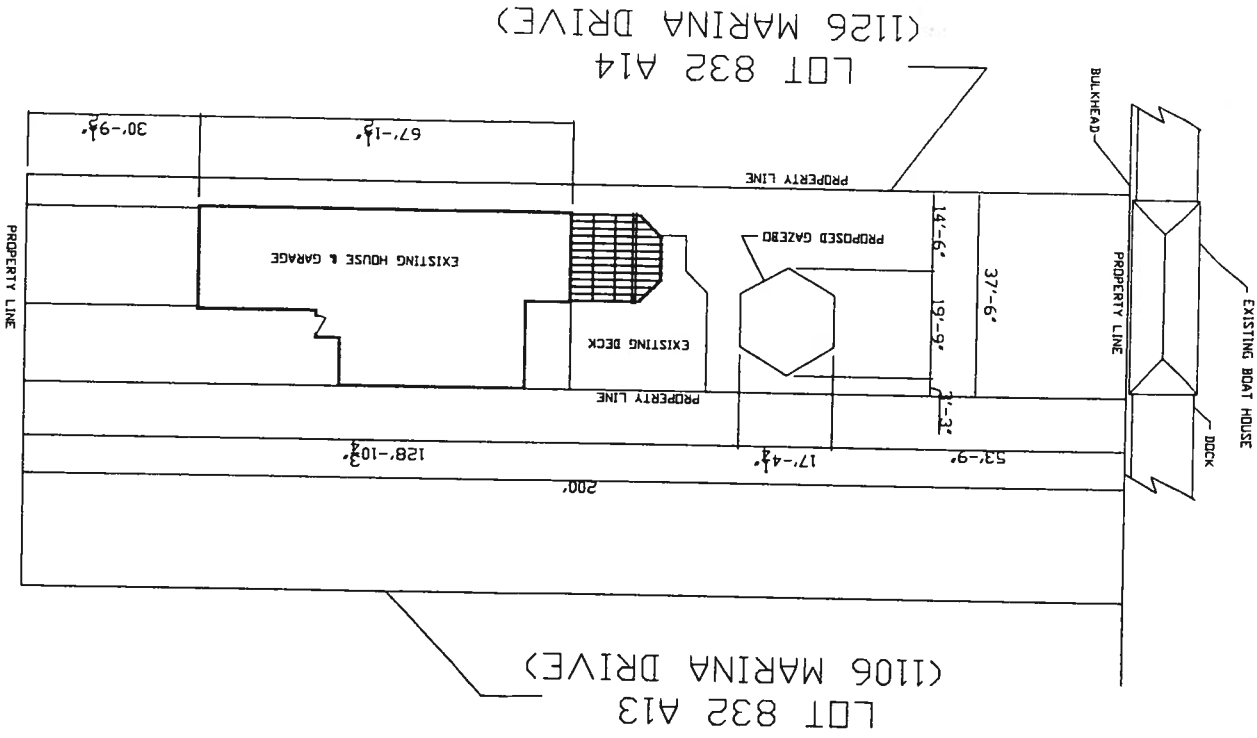
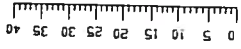


ELEVATION LOOKING EAST



DATE	BY	CHKD	APP'D
11/21/18	MM	MM	MM
REVISIONS			
1	REVISED FOR PERM APPROVAL	11/21/18	MM
2	REVISED FOR REMOVAL OF FENCE	11/21/18	MM
3	FOR PERM APPROVAL, 11/21/18	11/21/18	MM

RESIDENCE OF RANDY & DEBRA HASLING  
1126 MARTHA DR., SLIDELL, LA 70458  
PROPOSED GAZEBO, ELEVATION VIEWS  
SHEET 2 OF 3



REVISION HISTORY			
NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR FINAL REVIEW FOR PERMIT	2/16/18	SLM
2	APPROVAL, SITE PERMIT		

1126 MARINA DR., SLIDELL, LA 70458			
PROPOSED GAZEBO, PLOT PLAN			
RESIDENCE OF RANDY & DEBRA HASLING			

SCALE: 1/8" = 1'-0" 1/4" = 1'-0" SHEET 3 OF 3

MARINA DRIVE







Attn: Mr. Randy Hasling  
1126 Marina Dr. Slidell, LA 70458

February 15, 2016

Re: Property Improvement approval for proposed Gazebo

Mr. Hasling,

Your plans dated 2/14/2016 for a new Gazebo on your property at 1126 Marina Dr. have been received and approved by the Architectural Review Committee of the Marina Drive Property Owners Association. Also, the board takes no exception to the new structure being slightly within the "middle" property line setback, as described in the Marina Dr. POA covenants. Please maintain no less than a distance of 3'-3" to the face of the new column, as shown per your revised drawing (2/14/2016). Thank you for your submission and good luck with your new project.

Regards,

Gregory Drewes AIA, Vice President/ARC  
Marina Drive Property Owners Association of Oak Harbor  
1062 Marina Dr.  
Slidell, LA 70458

To: ST. Tammany Parish Planning

I am aware Randall Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3" from the interior property line. I have reviewed his plans and I am aware the Marina Drive Home Owners Association has approved the plans.

I do not object to locating the Gazebo as described above.

Name:

GREGORY DREAVES

Date:

3.4.16

Signature



Address:

1084 MARINA DR

SLIDELL, LA 70458

Phone:

504.236.5663

To: ST. Tammany Parish Planning

I am aware Randall Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3" from the interior property line. I have reviewed his plans and I am aware the Marina Drive Home Owners Association has approved the plans.

I do not object to locating the Gazebo as described above.

Name: LEIGHTON LOTT Date: 3-6-16

Signature 

Address: 1106 MARINA DR.

SLIDELL, LA 70458

\_\_\_\_\_

Phone: 504-400-0644

To: ST. Tammany Parish Planning

I am aware Randall Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3" from the interior property line. I have reviewed his plans and I am aware the Marina Drive Home Owners Association has approved the plans.

I do not object to locating the Gazebo as described above.

Name: Erwin T. Braudner, Jr Date: 3-5-16

Signature Erwin T. Braudner Jr

Address: 1104 Marina Dr

Slidell, LA 70458

Phone: (504) 416-4700

To: ST. Tammany Parish Planning

I am aware Randall Hasling is requesting a variance to locate the corner of his proposed Gazebo 3'-3" from the interior property line. I have reviewed his plans and I am aware the Marina Drive Home Owners Association has approved the plans.

I do not object to locating the Gazebo as described above.

Name: Mary Brisbi

Date: 3/5/16

Signature Mary Brisbi

Address: 1128 Marina Dr.

Slide 11, L.A. 70458

Phone: 985-847-1640

VIEW FROM PATIO BEHIND HOUSE

