

Board of Adjustments Meeting
May 5, 2014
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman Rodney Olander presiding, and the following members present: S. Clevelin Broussard, Matthew Williamson, John P. Davis and Wynord Thomas, Sr. Absent were Larry Hotard and Scott Berry.

Mr. Davis pronounced the Invocation.

Mr. Williamson led the Pledge of Allegiance.

Mr. Williamson moved that the reading of the minutes of the monthly meeting, March 10, 2014 be dispensed with and that the same be approved. Mr. Broussard seconded the motion, which carried.

Chairman Rodney Olander read the request for a Nonconforming Use Variance for Lonie J. Dupre, Sr. for a Side Yard Setback Variance from the Required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 1124 Victoria Riverside Rd., Bayou Vista, LA; *Sec.3 T15S R12E; Parcel Id# 2954364020.00- Lot 3 per Plat 37I 246738 The Resub of Lots 10-A 10-B 10-C Riverside Est per Plat 30W 220249 Acq 157 300117.*

Mr. Thomas questioned whether Mr. Dupre could make use of a 15 foot side yard setback.

Mr. Dupre stated that when he builds his house he plans to have the garage constructed in the rear of the house. Mr. Dupre stated that his concern is the minimum space that would allow him to turn into and back out of his garage.

Mr. Olander questioned the width of the proposed property.

In response to Mr. Olander's inquiry, Mr. Dupre stated that the width of the proposed property is 98.75 feet.

Mrs. Luke explained that the driveway can be installed up to the property line. The structure is not allowed to be constructed up to the property line.

Mr. Olander stated that he understands that if the house is built according to the 15 foot side yard variance, it would only give Mr. Dupre 15 feet to back out of the garage and still remain on his property.

Mr. Thomas stated that a normal driveway width is considered to be 16 feet. However, some homeowners chose to pour a driveway 10 feet or 12 feet wide, which is rather narrow.

Mr. Dupre stated that he plans to have the driveway on one side of the property and turn into the garage, which will be located in the rear of the house.

Mrs. Luke stated that the requirements for Residential Estate "RE", which is an Agricultural Residential Zoned area, is 40 foot front setback, 25 foot rear setback and 15 foot side setback.

Mrs. Luke questioned the width of the house that Mr. Dupre intends to construct.

In response to Mrs. Luke inquiry, Mr. Dupre stated that they have reviewed several house plans and the issue has been the width or the cost. Mr. Dupre stated that the house plans that they are considering has the width of approximately 65 feet.

Mr. Olander stated that the previous side setback requirement was 10 ft. A 15 foot side setback variance will limit Mr. Dupre to the use of his property. Mr. Olander stated that according to the map, it seems that the houses next door are 10 feet from the side property line.

Mrs. Luke explained that the property is zoned Agricultural and that the minimum lot width was 100 feet but that the minimum lot acreage is 10 acres. Mr. Dupre's property does not meet these minimum requirements. Residential Estate "RE" requires a half acre, which is what the old Agricultural Zoned requirements were.

Mr. Dupre questioned the reason for the setback requirement changes.

Mrs. Luke explained that the zoning designation was changed from one half acre to a ten acre requirement. Mrs. Luke explained that although Mr. Dupre's property is zoned Agricultural, the property does not meet the current ten acre requirement. However, when the property was originally subdivided, it met the requirements at that time.

Mrs. Luke stated that we have not had Residential Estate "RE" Zoning. In updating the new Unified Development Code, we found that Agricultural property was being used as a residential type area. Therefore, Residential Estate "RE" was developed. Mr. Dupre is caught in the grey area of the transition.

Mr. Williamson made a motion to approve the request for a Nonconforming Use Variance for Lonie J. Dupre, Sr. for a Side Yard Setback Variance from the Required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 1124 Victoria Riverside Rd., Bayou Vista, LA; *Sec.3 T15S R12E; Parcel Id# 2954364020.00- Lot 3 per Plat 37I 246738 The Resub of Lots 10-A 10-B 10-C Riverside Est per Plat 30W 220249 Acq 157 300117*. Mr. Davis seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: S. Clevelin Broussard, Matthew Williamson, John P. Davis and Wynord Thomas, Sr.

Nays: None

Abstained: None

Absent: Scott Berry and Larry Hotard

There being no further business, Mr. Williamson moved for adjournment, Mr. Davis seconded the motion, which carried.

s/g Rodney Olander
Rodney Olander, Chairman
St. Mary Parish Board of Adjustments