

Board of Adjustments
Public Hearing Minutes
August 4, 2014
5:45 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, Scott Berry and Wynord Thomas, Sr. Absent were, Matthew Williamson, Larry Hotard and John P. Davis.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed subdivision/rezoning of property:

Nonconforming Use Variance for Greg Rochel for a Front Yard Setback from the Required **50 ft. to 40 ft.**, a Rear Yard Setback from the Required **40 ft. to 15 ft.** and a Side Yard Setback Variance from the Required **25 ft. to 10 ft.** in an Agricultural (AG) Zoned District located at 1200 Victoria Riverside Rd., Patterson, LA; *Sec.3 T15S R12E; Parcel Id# 3044421005.00- Lot 9A A Resub No 9 Grizzaffi Dev per plat 42J 265754 Acq 251 312954 Improvement.*

Nonconforming Use Variance for Timothy Aucoin for a Side Yard Setback Variance from the Required **25 ft. to 10ft.** and a Rear Yard Setback Variance from the Required **40 ft. to 25 ft.** in an Agricultural Zoned District located at 2119 W. Hwy. 182 & 2123 W. Hwy. 182, Patterson, LA; *Sec. 24 T15S R11E; Parcel - Id#2894381109.00- Lot Parcel 109 per Plat 126 295866 also being Lot BD J Bean-Lane-J Hurse-J Hurse Acq 431 270174 and -Id#2894381108.00-Lot West 300.6 ft. of South 88.8 ft. being por Tract "ABCDEFA" per Map 13V 126647 Improvement.*

Mr. Rodney Olander read the request for a Nonconforming Use Variance for Greg Rochel for a Front Yard Setback from the Required **50 ft. to 40 ft.**, a Rear Yard Setback from the Required **40 ft. to 15 ft.** and a Side Yard Setback Variance from the Required **25 ft. to 10 ft.** in an Agricultural (AG) Zoned District located at 1200 Victoria Riverside Rd., Patterson, LA; *Sec.3 T15S R12E; Parcel Id# 3044421005.00- Lot 9A A Resub No 9 Grizzaffi Dev per plat 42J 265754 Acq 251 312954 Improvement.*

Mr. Gregory Rochel stated that his variance request is to construct an outdoor kitchen on the left side of his property so that when he constructs a 1700 to 1800 square foot house the outdoor kitchen is not blocking the view from the proposed screened patio of the house.

Mr. Olander questioned whether the mobile home shown on the map is still located on the property.

In reference to Mr. Olander's inquiry, Mr. Rochel stated that the mobile home has been removed from the property.

Mr. Olander questioned the size of the proposed outdoor kitchen.

Mr. Rochel stated that the outdoor kitchen will be 60 feet long by 20 feet wide. From Victoria Riverside Road, the first 14 feet will consist of a shed / workshop, 6 feet will consist of a bathroom and closet, the next 20 feet will consist of a kitchen and the last 20 feet will be open area looking out over the water.

Mr. Olander questioned whether the outdoor kitchen will be located on the bayou side portion of Mr. Rochel's property.

Mr. Rochel stated that the outdoor kitchen will be located on the bayou side and the house will be located towards the front of the property.

Mr. Clevelin Broussard questioned whether Mr. Rochel needs the 10 foot minimum side setback that he is requesting.

Mr. Rochel stated that the 10 foot minimum side setback that he is requesting was the side setback requirement when he originally purchased the property.

Mrs. Tammy Luke, Director of Planning & Zoning, stated that both items on the agenda are individuals who, when they purchased their land, met the requirements at that time. Mr. Rochel lives part of the time here and part of the time in Houston, Texas. However, he is in the process of moving back here and building a house on the proposed property. Mr. Rochel is intending to utilize the storage building / outdoor kitchen as part of a living structure also because our Zoning Ordinance states that there must be a living structure prior to constructing a storage building.

Mr. Rochel stated that he also has a Recreational Vehicle (RV) on the property to reside in, in order to begin the improvements on the property.

Mr. Broussard questioned whether the structure will remain on the property once the house is constructed.

Mr. Rochel stated that the outdoor kitchen will remain on the property.

Mr. Rodney Olander read the request for a Nonconforming Use Variance for Timothy Aucoin for a Side Yard Setback Variance from the Required **25 ft. to 10ft.** and a Rear Yard Setback Variance from the Required **40 ft. to 25 ft.** in an Agricultural Zoned District located at 2119 W. Hwy. 182 & 2123 W. Hwy. 182, Patterson, LA; *Sec. 24 T15S R11E; Parcel -Id#2894381109.00-* Lot Parcel 109 per Plat 126 295866 also being Lot BD J Bean-Lane-J Hurse-J Hurse Acq 431 270174 and *-Id#2894381108.00-* Lot West 300.6 ft. of South 88.8 ft. being por Tract "ABCDEFA" per Map 13V 126647 Improvement.

Mr. Timothy Aucoin stated that he resides at 104 Hurst St. in Patterson, LA. Mr. Aucoin stated that he began this mobile home development in 2009 when the setback requirements were 25 feet from the rear property line and 10 feet from the side property line. Mr. Aucoin stated that the park will only allow for mobile homes that are manufactured in 2008 or newer. Mr. Aucoin stated that he has been developing the park in phases over the course of the last three (3) to four (4) years. The phases included installing plumbing and water lines, installing dirt pads for the mobile homes and installing a road. Mr. Aucoin stated that he began advertising the two (2) mobile home lots for rent in July of 2013.

Mr. Olander questioned whether the proposed lots are indicated as lots 108 and 109 on the map.

Mr. Aucoin stated that the proposed lots are indicated as lots 108 and 109.

Mrs. Luke stated that Mr. Aucoin also owns Lot 115.

Mr. Aucoin stated that he resides at Lot 113. Mr. Aucoin explained that his grandfather built several rent houses in the area, his father bought properties in the area and now Mr. Aucoin himself has property in the area.

Mr. Aucoin stated that he complied with all setback requirements that were in place before the new ordinance changed in March 2014. Mr. Aucoin stated that he learned of the changes when a tenant applied for a permit. Mr. Aucoin stated that the mobile home pad, service pole and all utilities were installed before the new ordinance changes and that it would be expensive to comply with the new ordinance changes at this time. Therefore, he is requesting a variance.

Mr. Olander questioned whether Mr. Aucoin will own the mobile homes.

Mr. Aucoin stated that he will not own the mobile homes, just the mobile home lots. Each lot is 90' x 120'.

There being no further business, Chairman Rodney Olander adjourned the Public Hearing.

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