

Board of Adjustments
Public Hearing Minutes
October 6, 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, Matthew Williamson, Larry Hotard, John P. Davis and Scott Berry. Absent was Wynord Thomas, Sr.

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 Kevin Dinger for a Front Setback Variance from the Required **50 ft. to 20 ft.** in an Agricultural (AG) Zoned District located at 1210 Verdunville Rd., Franklin, LA. Sec. 43 T15S R10E. -2594541045.00- Sec. 43 T15S R10E, 2.07 ac Tract por of 266.47 ac BD Verdun-Grand Lake- W Thomason-Bayou Teche situated in Sec. 4 T15S R10E Acq. 20K 170450 & -2594541047.00- Sec. 43 T15S R10E, 10.46 ac Tract por of 266.47 ac BD Verdun-Frand Lake-W. J. Thomason-Bayou Teche situated in Sec. 43 T15S R10E Acq. 20K 170450.

Mr. Rodney Olander read the request for a Nonconforming Use Variance for Kevin Dinger for a Front Setback Variance from the Required **50 ft. to 20 ft.** in an Agricultural (AG) Zoned District located at 1210 Verdunville Rd., Franklin, LA. Sec. 43 T15S R10E. -2594541045.00- Sec. 43 T15S R10E, 2.07 ac Tract por of 266.47 ac BD Verdun-Grand Lake- W Thomason-Bayou Teche situated in Sec. 4 T15S R10E Acq. 20K 170450 & -2594541047.00- Sec. 43 T15S R10E, 10.46 ac Tract por of 266.47 ac BD Verdun-Frand Lake-W. J. Thomason-Bayou Teche situated in Sec. 43 T15S R10E Acq. 20K 170450.

Mr. Kevin Dinger stated that the purpose for the Front Setback request to keep proposed structures out of the flood zone.

Mrs. Tammy Luke, Director of Planning & Zoning, stated that the property does not have a gradual slop at the flood zone. The property has a significant drop from one flood zone to the next. Mrs. Luke stated that Mr. Dinger intends to place horses and buildings on the property. By keeping the buildings out of the flood zone, it will help keep low premiums or having to haul in dirt.

Mr. Olander questioned the buildings that are indicated on the submitted drawing.

Mr. Dinger stated that he intends to place the barn closer to the front of the property. Once the barn is built, the existing buildings will be relocated to the back of the property. Mr. Dinger intends to build a house and place the house behind the barn. Mr. Dinger explained that the property is located in a curve.

Mrs. Luke stated that the map that was submitted indicates where the flood zone is located and that the property floods when Bayou Teche waters rise. Mrs. Luke stated that what Mr. Dinger intends to use the property for is probably the best use for it, to place horses in the flood zone and place the buildings toward the front of the property, out of the flood zone.

Mr. Broussard questioned the depth of the property before the flood zone begins.

Mr. Dinger stated that there is approximately 80 feet from the road to the beginning of the flood zone.

Mr. Broussard questioned whether any construction has begun.

Mr. Dinger stated that he has installed a fence for his horses.

Mrs. Luke stated that Mr. Dinger permitted a portable building that is currently on the property.

Mr. Dinger stated that once the variance is approved, he will install another building on the property.

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