

Board of Adjustments Meeting  
November 3, 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, Larry Hotard, John P. Davis Scott Berry and Wynord Thomas, Sr.

Mr. Davis pronounced the Invocation.

Mr. Thomas led the Pledge of Allegiance.

Mr. Broussard moved that the reading of the minutes of the monthly meeting, October 6, 2014 be dispensed with and that the same be approved. Mr. Berry seconded the motion, which carried.

Mr. Rodney Olander read the request for a Nonconforming Use Variance for Ronald Blasingame represented by Tim Cheramie for a Side Yard Setback Variance from the Required 20 ft. to 5 ft. and a Rear Yard Setback Variance from the Required 20 ft. to 5 ft. in a Light Industrial (LI) Zoned District located at 502 Lassus St., Patterson, LA. Sec. 50 T16S R11E.

-2924281035.00-1.369 Ac Tract being that por Lot 1 Crescent Acres Subd. Blk. A described as 2.00 Ac Tract "KCDEFGHLK" per Plat 38H 250287 situated in Sec. 50 T16S R11E Acq 45N 279581 &

-2894281189.00-Lot Tract being that por Lot 1 Crescent Acres Subd Blk A described as Tract "KCDEFGHLK" per Plat 38H 250287 situated in Sec. 49 T16S R11E Acq. 45N 279581.

Mr. Hotard stated that he understands that Mr. Cheramie intends to place storage units on the property. Mr. Hotard questioned the time that it will take to complete all phases of the storage units.

Mr. Cheramie stated that he intends to have 20 to 30 storage units.

Mr. Hotard questioned how many units will be in the first phase.

Mr. Cheramie stated that he intends to have 10 storage units in the first phase.

Mr. Hotard stated that once Mr. Cheramie sees the progress of phase one, it may be one (1) or two (2) years before he begins phase two.

Mr. Cheramie explained that there is a four year payout on the first 10 units. Mr. Cheramie stated that as far as the proposed Recreational Vehicle (RV) storage units in the two (2) existing buildings, Conrad has indicated that they will not move out of those buildings before the end of 2015, possibly the end of 2016.

Mr. Hotard stated that the reason for the setback request is so that the vehicles pulling boats and Recreational Vehicle (RV) have enough turning radius to access the storage units.

Mr. Cheramie explained that the Recreational Vehicle (RV) will access the storage units from Lassus St. between the two buildings with a 20 ft. setback off of Lassuss St. The boat storage units in the rear, accessing from Bessie St., has an existing driveway. The intention is to get

traffic completely off of the street before entering the security gate. The security gate is designed to be 40 ft. off of Bessie St. Therefore, Mr. Cheramie stated that traffic should not be an issue.

Mr. Broussard questioned the number of storage units that will fit on the property if the variance is denied.

Mr. Cheramie stated that he will still be able to fit 30 storage units on the property. However, the storage units will have to be rearranged.

Mr. Cheramie stated that if Mr. Robicheaux has to abide by the 20 ft. setback requirements, his property will be useless.

Mr. Broussard stated that Mr. Robicheaux is not present to discuss his future intentions. However, if Mr. Robicheaux intends to place 30 units like Mr. Cheramie, then the issue is that the total storage units will be 60 units between both properties.

Mrs. Luke stated that Mr. Robicheaux's property is much smaller and that he will not be able to have 30 storage units on his property.

Mr. Davis stated that the subdivision does have existing drainage issues. Mr. Davis stated that the parish's public works director is researching the existing drainage issues because there is one (1) pump that services the subdivision. The situation with the ditch is having somewhere for the water to go without flooding neighbors. Mr. Davis stated that what Mr. Cheramie intends to do does not create a drainage problem. Mr. Cheramie has a way for the water to drain from his property to the ditch. When there is a massive rain, the pump is limited to pump a certain amount of water in a certain amount of time. Mr. Davis stated that the property is currently zoned to allow storage units.

Mr. Smith feels that the 20 ft. setback requirement is set for a reason and that Mr. Cheramie should have to follow those requirements.

Mr. Berry made a motion to deny the request for a Nonconforming Use Variance for Ronald Blasingame represented by Tim Cheramie for a Side Yard Setback Variance from the Required **20 ft. to 5 ft.** and a Rear Yard Setback Variance from the Required **20 ft. to 5 ft.** in a Light Industrial (LI) Zoned District located at 502 Lassus St., Patterson, LA. Sec. 50 T16S R11E. -2924281035.00-1.369 Ac Tract being that por Lot 1 Crescent Acres Subd. Blk. A described as 2.00 Ac Tract "KCDEFGHLK" per Plat 38H 250287 situated in Sec. 50 T16S R11E Acq 45N 279581 & -2894281189.00-Lot Tract being that por Lot 1 Crescent Acres Subd Blk A described as Tract "KCDEFGHLK" per Plat 38H 250287 situated in Sec. 49 T16S R11E Acq. 45N 279581.

Mr. Broussard seconded the motion which carried with the following 2-1-1-0 Roll Call Vote:

Yeas: S. Clevelin Broussard and Scott Berry

Nays: Larry Hotard

Abstained: Matthew Williamson

Absent: None

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

---

Rodney Olander, Chairman  
St. Mary Parish Board of Adjustments