

Board of Adjustments
Public Hearing Minutes
November 6, 2017
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: Larry Hotard, Scott Berry, John P. Davis, Wynord Thomas, Sr. and Tanya Anderson. Absent was Keith Lewis.

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

Dwight Farmer for a Side Yard Setback Variance to deviate from the required five (5) ft. to 3.77 ft. on the Northwestern side of two (2) lots in a Single Family Residential (SR) Zoned District located at 130 & 126 Joseph C Dr., Cypremort Point, LA; Sec. 21 T15S R6E; Parcel Id# 1154444450.00-Lot 62 Quintana Marina Subd. Phase V acq. 262 314526 & Parcel Id# 1154444451.00-Lot 63 Quintana Marina Subd. Phase V acq. 262 314526.

Dwight Farmer for a Side Yard Setback Variance to deviate from the required five (5) ft. to 3.77 ft. on the Northwestern side of two (2) lots in a Single Family Residential (SR) Zoned District located at 122 & 118 Joseph C Dr., Cypremort Point, LA; Sec. 21 T15S R6E; Parcel Id# 1154444452.00-Lot 64 Quintana Marina Subd. Phase V acq. 262 314526 & Parcel Id# 1154444453.00-Lot 65 Quintana Marina Subd. Phase V acq. 262 314526.

Kade Simon for a Side Yard Setback Variance to deviate from the required 20 ft. to 16 ft. in an Agricultural (AG) Zoned District located at 2212 Hwy. 182 Lot 1, Patterson, LA.; Sec. 24 T15S R11E; Parcel Id# 2894401198.00-Lot por Tract 3 Nicola Accardo part being por Tract "ABCDEA" per plat 345 326448 Acq. 345 326448 & Parcel Id# 2894401188.00- Lot por Tract 4 Nicola Accardo part being por Tract "ABCDEA" per plat 345 326448 acq. 345 326448.

Paul Gil for a Lot Width Variance to deviate from the Required 100 ft. to 20 ft. in a Single Family Residential (SR) Zoned District located at 540 Verdunville Rd., Franklin, LA-Sec. 79 T15S R10E; -Parcel Id# 2534581023.00- Lot East 309.8 ft. no. 1 Buckeye Subd. acq. 348 326874.

Mr. Olander read the request for a Side Yard Setback Variance to deviate from the required five (5) ft. to 3.77 ft. on the Northwestern side of two (2) lots in a Single Family Residential (SR) Zoned District located at 130 & 126 Joseph C Dr., Cypremort Point, LA; Sec. 21 T15S R6E; Parcel Id# 1154444450.00-Lot 62 Quintana Marina Subd. Phase V acq. 262 314526 & Parcel Id# 1154444451.00-Lot 63 Quintana Marina Subd. Phase V acq. 262 314526.

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Mr. Robert Potier, representing Mr. Dwight Farmer, appeared before the Board to discuss a Side Yard Setback Variance to deviate from the required five (5) ft. to 3.77 ft. on the Northwestern side of two (2) lots in a Single Family Residential (SR) Zoned District located at 130 & 126 Joseph C Dr., Cypremort Point, LA; Sec. 21 T15S R6E; Parcel Id# 1154444450.00-Lot 62 Quintana Marina Subd. Phase V acq. 262 314526 & Parcel Id# 1154444451.00-Lot 63 Quintana Marina Subd. Phase V acq. 262 314526 and a Side Yard Setback Variance to deviate from the required five (5) ft. to 3.77 ft. on the Northwestern side of two (2) lots in a Single Family Residential (SR) Zoned District located at 122 & 118 Joseph C Dr., Cypremort Point, LA; Sec. 21 T15S R6E; Parcel Id# 1154444452.00-Lot 64 Quintana Marina Subd. Phase V acq. 262 314526 & Parcel Id# 1154444453.00-Lot 65 Quintana Marina Subd. Phase V acq. 262 314526.

Mr. Potier stated that Mr. Farmer, the owner of the four (4) lots, intends to construct four (4) condominiums, one on each lot. When Mr. Farmer originally designed the lots they were intended to be used for Recreational Vehicles, hence the width of each lot. Since the lots are not being used for Recreational Vehicles Mr. Farmer needs side yard setbacks on each of the lots in order to construct the condominiums. Mr. Potier explained that the structure itself would not be an encroachment of the Side Yard Setback; however, a portion of the stairway would not meet the Side Yard Setback.

Mr. Olander questioned the size of the condominiums and the reason for the Side Yard Setback request.

Mrs. Tammy Luke, Director of Planning and Zoning, stated that a copy of the proposed condominiums would be given to the Board.

Mrs. Luke stated that the size of the condominiums would be 20 ft. by 75 ft. and that the stairway would intrude the Side Yard Setback by 1.23 ft.

In response to Mr. Olander's inquiry, Mr. Potier stated that the condominiums would be built with intentions to rent them.

Mr. Potier stated that Mr. Farmer is the original developer of the subdivision.

Mr. Olander read the request for Kade Simon for a Side Yard Setback Variance to deviate from the required 20 ft. to 16 ft. in an Agricultural (AG) Zoned District located at 2212 Hwy. 182 Lot 1, Patterson, LA.; Sec. 24 T15S R11E; Parcel Id# 2894401198.00-Lot por Tract 3 Nicola Accardo part being por Tract "ABCDEA" per plat 345 326448
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Mr. Simon stated that he had purchased and placed a manufactured home on his property without the knowledge of the Side Yard Setback Requirement.

Mrs. Luke stated that the property is Zoned Agricultural (AG); therefore, it has deeper Setbacks.

Mr. Olander read the request for Paul Gil for a Lot Width Variance to deviate from the Required 100 ft. to 20 ft. in a Single Family Residential (SR) Zoned District located at 540 Verdunville Rd., Franklin, LA-Sec. 79 T15S R10E;
-Parcel Id# 2534581023.00- Lot East 309.8 ft. no. 1 Buckeye Subd. acq. 348 326874.

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

S/G Rodney Olander

Rodney Olander, Chairman
St. Mary Parish Board of Adjustments