

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

Mr. Davis pronounced the Invocation and the Pledge of Allegiance was led by Mr. Hotard.

Mr. Berry moved that the reading of the minutes of the monthly meeting, September 11, 2017 be dispensed with and that the same be approved. Mr. Hotard seconded the motion, which carried.

Mr. Olander questioned whether all of the Certificates for the Board of Ethnics have been submitted.

Mrs. Luke stated that she did not have the record for the Certificates on hand; however, that information could be prepared and presented at the next Board of Adjustments meeting scheduled for December 4, 2017.

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.

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 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.

Following a discussion at the Public Hearing, Mr. Davis made a motion to approve 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 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. Hotard seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Larry Hotard, Scott Berry, John Davis, Wynord Thomas, Sr. and Tanya Anderson

Nays: None

Abstained: None

Absent: Keith Lewis

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
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.

Following a discussion at the Public Hearing, Mr. Berry made a motion to approve the request 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. Mr. Thomas, Sr. seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Larry Hotard, Scott Berry, John Davis, Wynord Thomas, Sr. and Tanya Anderson

Nays: None

Abstained: None

Absent: Keith Lewis

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.

Mr. Matthew Fore, Miller Engineers and Associates, representing Mr. Gil appeared before the Board to discuss 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. Fore stated that Lot 1A does not meet the size requirements for the Parish. Lot 1A is intended to be purchased by Mr. Justin Pellerin and would be used as additional yard space. This lot would not be used as a separate developmental lot.

In response to Mr. Thomas inquiry, Mr. Fore stated that Mr. Pellerin's land and Lot 1A would be combined.

In response to Mr. Olander's inquiry, Mr. Fore stated that there would be a stipulation that states Lot 1A could only be sold to Mr. Pellerin.

Mr. Fore stated that Lot 1B does meet the requirements and is intended to be sold. Mr. Gil plans to retain Lot 1C.

In response to Mr. Olander's inquiry, Mr. Fore stated that Mr. Gil owns Lot 1A, 1B and 1C along with the properties to the East which are labeled Lot 2 and Lot 3. Mr. Gil currently resides on Lot 2 and Lot 3.

Mr. Davis stated that there are no stipulations on the plat.

Mrs. Luke stated that Mr. Fore would add the stipulation that Lot 1A cannot be used as a separate developmental lot to the plat.

Mrs. Luke explained that the stipulation added to the plat would be a plat restriction rather than an ordinance restriction.

Following this discussion, Mr. Thomas, Sr. made a motion to approve the request 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. Berry seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Larry Hotard, Scott Berry, John Davis, Wynord Thomas, Sr. and Tanya Anderson

Nays: None

Abstained: None

Absent: Keith Lewis

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

S/G Rodney Olander

Rodney Olander, Chairman
St. Mary Parish Board of Adjustments