

Board of Adjustments
Public Hearing Minutes
March 5, 2018
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, John P. Davis, Wynord Thomas, Sr., Tanya Anderson, and Keith Lewis. Absent was Scott Berry.

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

St. Mary Parish Fire District No. 11 for a Lot Area Variance to deviate from the required 10 acres to four (4) acres in an Agricultural (AG) Zoned District located at 1222 Big Four Corners Rd., Four Corners, LA-Sec. 5 T14S R8E;
-Parcel Id# 1814921023.00- 25.22 7.00 Ac BD Sorrell R/W - Road - Taylor - Jones Less Sale 17F 150520 Acq. 326 323414.

Jody Vaccarella for a Front Yard Setback Variance to deviate from the required 30 ft. to 20 ft. in a General Commercial (GC) Zoned District located at 905 Joel Fletcher St., Franklin, LA-Sec. 62 T14S R9E;
-Parcel Id# 2174701148.00-Lot Tract "ABCD A" per Plat 42O 266657 Acq. 358 328415.

James Fuselier for a Side Yard Setback Variance to deviate from the required 25 ft. to five (5) ft. on the right side of the property and 25 ft. to 20 ft. on the left side of the property in an Agricultural (AG) Zoned District located at 9760 Hwy. 90 Frontage Rd., Centerville, LA-Sec. 37 T15S R10E;
-Parcel Id# 2474521108.00-Lot 4 Accardo Subd Phase II per Plat 311 321274 Acq. 364 329341.

Mr. Olander read the request for St. Mary Parish Fire District No. 11 for a Lot Area Variance to deviate from the required 10 acres to four (4) acres in an Agricultural (AG) Zoned District located at 1222 Big Four Corners Rd., Four Corners, LA-Sec. 5 T14S R8E;
-Parcel Id# 1814921023.00- 25.22 7.00 Ac BD Sorrell R/W - Road - Taylor - Jones Less Sale 17F 150520 Acq. 326 323414.

Mr. Clarence Clark, Fire Chief for St. Mary Parish District 11, approached the board to discuss the Lot Area Variance. Mr. Clark stated that they have outgrown their current location. Mr. Clark stated that they will be purchasing 4 acres of property. Mr. Clark stated that on the property they would like to build a multi-functional complex which the St. Mary Parish Fire District 11 and Water and Sewer number 5 will operate out of one facility. Mr. Clark stated that the building would house four (4) fire trucks, have sleep quarters and general operations areas such as a work area and community meeting room along with a place for the water and sewer to have their administration building along with ticket and payments.

In reference to Mr. Olander's inquiry Mr. Clark stated that the new building will be moving from one road to another and that the old station will revert back to the Landry family if the Fire Department were to decide they did not need to building. Mr. Clark stated they will continue to use the old building as a Sub Station for the reserve fire truck.

Mr. Clark stated that the current building has three (3) base stations and they are trying to house six (6) trucks. Mr. Clark stated that they have trucks parked outside that the Parish had purchased in 2015 which was \$109,000 along with another truck that was purchased in 2003 that is valued at \$175,000. Mr. Clark stated that the Fire and rescue van and a service truck are also parked outside.

In reference to Mr. John Davis's inquiry, Mr. Clark stated that being on Hwy. 318 would shorten their time in case of an emergency.

In reference to Mr. Olander's inquiry, Mr. Clark stated that the remainder of the property would be used as a training facility.

Mr. Olander read the request for Jody Vaccarella for a Front Yard Setback Variance to deviate from the required 30 ft. to 20 ft. in a General Commercial (GC) Zoned District located at 905 Joel Fletcher St., Franklin, LA-Sec. 62 T14S R9E;

-Parcel Id# 2174701148.00-Lot Tract "ABCDA" per Plat 42O 266657 Acq. 358 328415.

Director of Planning and Zoning, Mrs. Tammy Luke, stated that Mr. Jody Vaccarella was not present. Mrs. Luke stated that Mr. Vaccarella's current shop is right next door to the property he currently owns and that he purchased that property and intends to build a storage building to house cars that they are working on. Mrs. Luke stated that Mr. Vaccarella is trying to abide by the parish setbacks and also by the drainage districts setbacks. Mrs. Luke stated that she met with Mr. Vaccarella to discuss the best case scenario to place the shed on the property. Mrs. Luke stated that Mr. Vaccarella's property is located on the bend of the canal; therefore, he is trying to bring the building as close to the front of Joel Fletcher St. and Becnel St. in order to leave room in the rear.

In reference to Mr. John Davis's inquiry, Mrs. Luke stated that Mr. Vaccarella will not be affecting any of the drainage and intends to access the property from Becnel St. using the current culvert.

Mr. Olander read the request for James Fuselier for a Side Yard Setback Variance to deviate from the required 25 ft. to five (5) ft. on the right side of the property and 25 ft. to 20 ft. on the left side of the property in an Agricultural (AG) Zoned District located at 9760 Hwy. 90 Frontage Rd., Centerville, LA-Sec. 37 T15S R10E;

-Parcel Id# 2474521108.00-Lot 4 Accardo Subd Phase II per Plat 311 321274 Acq. 364 329341.

Mr. James Fuselier approached the board to discuss the request for the Side Yard Setback Variance. Mr. Fuselier stated that he is in need of a Variance to be able to place his trailer parallel with the road. Mrs. Luke stated that two Setback Variances have been done for that area.

In reference to Mr. Olander's inquiry, Mr. Fuselier stated that there is city sewer and city water on the property.

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