

Board of Adjustments
Public Hearing Minutes
Special Meeting
March 9, 2015
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Special Session on this date with Chairman Scott Berry presiding, and the following members present: Rodney Olander, S. Clevelin Broussard, Matthew Williamson, John P. Davis and Wynord Thomas, Sr. Absent was Larry Hotard.

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

Corey Sauce, Sr. for a Side Yard Setback Variance to deviate from the Required 5 ft. to 3 ft. in a Single Family (SR) Residential Zoned District located at 204 Jeffery St., Patterson, LA.; Sec.50 T16S R11E; *Parcel Id 2894281005.00- Lot 18 Crescent Acres Subd Blk B Acq. 33S 232135 Improvements.*

Hebert Management & Land Company, LLC for a Front Yard Setback Variance to deviate from the Required 30 ft. to 15 ft., a Rear Yard Setback Variance to deviate from the Required 20 ft. to 5 ft. and a Side Yard Setback Variance to deviate from the Required 15 ft. to 6 inches in a General Commercial Zoned District located at 401 Arlington St., Bayou Vista, LA; Sec. 12& 13 T16S R12E;
- 30114301027.00-.86 ac tract por of 5.00 ac Tract "BCDE" per Plat 11D 107188 Acq. 43O 271167,
- 3014301029.00- Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 13 T16S R12E Acq. 43O 271167 &
- 3014301030.00-Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 12 T16S R12E Acq. 43O 271167.

Mr. Scott Berry read the request for Corey Sauce, Sr. for a Side Yard Setback Variance to deviate from the Required 5 ft. to 3 ft. in a Single Family (SR) Residential Zoned District located at 204 Jeffery St., Patterson, LA.; Sec.50 T16S R11E; *Parcel Id 2894281005.00- Lot 18 Crescent Acres Subd Blk B Acq. 33S 232135 Improvements.*

Mr. Sauce appeared before the board to discuss a Side Yard Setback Variance to deviate from the Required 5 ft. to 3 ft. in a Single Family (SR) Residential Zoned District located at 204 Jeffery St., Patterson, LA.

Mr. Sauce stated that he placed a Recreational Vehicle (RV) cover on his property not knowing he needed a permit.

Mr. Berry questioned how long the Recreational Vehicle (RV) cover has been on the property.

Mr. Sauce stated that the Recreational Vehicle (RV) cover has been on his property for approximately three (3) to four (4) months.

Mr. Broussard questioned whether the Recreational Vehicle (RV) cover is a closed or an opened cover.

Mr. Sauce stated that the Recreational Vehicle (RV) cover is an open cover.

Mr. Olander verified that the Recreational Vehicle (RV) cover is currently three (3) feet from the side property line.

Mr. Sauce stated that currently the cover is three (3) feet from the side property line.

Mr. Broussard questioned the foundation.

Mr. Sauce stated that the foundation is a cement foundation.

Mr. Broussard questioned whether any neighbors are in opposition to the Recreational Vehicle (RV) cover.

Mr. Sauce stated that his neighbors are in favor of the Recreational Vehicle (RV) cover.

Mr. Broussard questioned the type of material that the Recreational Vehicle (RV) cover is made of.

Mr. Sauce stated that the structure is a 30'x20'x15' metal Recreational Vehicle (RV) cover.

Mr. Williamson stated that he is friends of the family and also resides near Mr. Sauce and that the Recreational Vehicle (RV) cover is very professional and that he has no objection to the Recreational Vehicle (RV) cover.

Mr. Broussard questioned whether Mr. Sauce could provide a picture of the Recreational Vehicle (RV) cover.

Mr. Sauce stated that he does not have a picture of the Recreational Vehicle (RV) cover to present to the board.

Mr. Berry questioned what type of motor home is stored under the Recreational Vehicle (RV) cover.

Mr. Sauce stated that the model of the motor home is a Sunset.

Mrs. Luke stated that she does not have a picture of the Recreational Vehicle (RV) cover.

Mr. Scott Berry read the request for Hebert Management & Land Company, LLC for a Front Yard Setback Variance to deviate from the Required 30 ft. to 15 ft., a Rear Yard Setback Variance to deviate from the Required 20 ft. to 5 ft. and a Side Yard Setback Variance to deviate from the Required 15 ft. to 6 inches in a General Commercial Zoned District located at 401 Arlington St., Bayou Vista, LA; Sec. 12& 13 T16S R12E;

- 30114301027.00-.86 ac tract por of 5.00 ac Tract "BCDE" per Plat 11D 107188 Acq. 43O 271167,
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- 3014301030.00-Lot por BD Westside Investment Inc-S Spitale-Arlington St-Grizzaffi situated in Sec. 12 T16S R12E Acq. 43O 271167.

Mr. Patrick Hebert appeared before the board to discuss the request for Hebert Management & Land Company, LLC for a Front Yard Setback Variance to deviate from the Required 30 ft. to 15 ft., a Rear Yard Setback Variance to deviate from the Required 20 ft. to 5 ft. and a Side Yard Setback Variance to deviate from the Required 15 ft. to 6 inches in a General Commercial Zoned District located at 401 Arlington St., Bayou Vista, LA. Mr. Hebert stated that he is in the mini storage building business and that he currently owns three (3) locations. Two (2) of the storage facilities are located in Bayou Vista and one (1) storage

facility is located in Patterson. The requested storage facility will be located in Bayou Vista on Arlington Road.

Mr. Hebert presented a photo of existing storage facilities that he currently owns. Mr. Hebert stated that the picture indicates buildings and cement that is poured to the property lines.

Mr. Olander questioned whether the cement is poured to help with drainage issues.

Mr. Hebert stated that the grass that is shown in the pictures is located on the neighbor's property.

Mr. Olander questioned the distance of the buildings shown in the picture to the property lines.

Mr. Hebert stated that the building is three (3) feet from the property line. Mr. Hebert explained that when the storage buildings in the pictures were constructed approximately ten (10) years ago, it was suggested by a councilman to construct the storage buildings to the property line. However, Mr. Hebert decided to construct the storage buildings three (3) feet from the property line and pour concrete around it. Mr. Hebert now realizes that pouring the cement three (3) feet from the property line is now useless property. Mr. Hebert explained that he owns three (3) feet of property that is indicated on the other pictures at the bottom and in the middle of the page. Mr. Hebert stated that the neighbors use the three (3) feet of property that is cemented, which he has no objection to.

In reference to the existing storage buildings that are indicated in the pictures Mr. Hebert presented, Mr. Olander questioned the distance on the side of the storage building to the property line.

Mr. Hebert stated that the distance on the side of the storage building to the property line is three (3) feet.

Mr. Olander then questioned the distance from the rear of the storage building to the rear property line.

Mr. Hebert stated that the distance on the rear of the storage building to the rear property line is also three (3) feet. However, a side yard variance of three (3) feet was granted along with a rear yard variance of three (3) feet. Mr. Hebert stated that one picture shows his existing storage buildings that are adjacent to a neighbor that sells seafood and that the neighbor has his permission to use and stack items on the three (3) feet of cement and up to the back of the fence and storage buildings.

Mr. Hebert explained that he constructs the storage buildings and fence from one storage building to another storage building and that the tenants have no entry way to access the neighbor's back yard.

Mr. Hebert spoke to adjacent property owners and they signed a letter of no objection to the proposed construction of storage buildings on the property.

Mr. Hebert explained that the original property owners wanted to subdivide the property and possibly have manufactured homes on the property but the subdivision request was recently denied by the Planning & Zoning Commission. The neighbors did not want more manufactured homes in the area. However, they are in favor of the storage buildings.

Mr. Hebert explained that the property is 125 feet deep.

Mr. Hebert explained that the property was originally zoned residential and that he had to request to rezone the property to commercial to allow for storage buildings. Mr. Hebert explained that the setback

requirements are different for commercial zoned property than it is for residential zoned property which presented a problem for his storage building plans.

Mr. Berry questioned whether the side setback request of six (6) inches is for both property sides.

Mr. Hebert stated that the side setback request of six (6) inches is for both property sides. Mr. Hebert explained that neighbors on the side will see the side wall of the metal storage building and that he does not install a fence, he pours cement up to the property line. One of the existing storage buildings does not have cement but rather has grass that the neighbor agreed to maintain.

Mrs. Luke stated that a fence has to be installed around the property, which includes the sides.

Mr. Hebert stated that the rear will definitely have a fence but he did not intend on installing a fence on the sides of the property.

Mr. Olander questioned whether a fence is required on the side property line.

Mrs. Luke questioned whether there is an existing fence on one side of the property.

Mr. Hebert stated that the rear of the property has an existing fence but that the sides of the property do not have an existing fence. Mr. Hebert stated that if he installs a fence it will be installed against the building and feels that it serves no purpose.

Mrs. Luke stated that the ordinance requires a six (6) foot fence to be installed all the way around the property.

Mr. Berry questioned whether the west side of the property has an existing fence.

Mr. Hebert stated that the west side of the property does have an existing fence. However, the fence belongs to the neighbor.

Mrs. Luke questioned whether the existing fence on the west side is installed on the property line.

Mr. Hebert stated that he does not know if the existing fence on the west side is installed on the property line.

Mr. Broussard's concern is that if the neighbor removes their fence, then there will not be a fence on the side.

Mr. Hebert stated that normally once the storage buildings are constructed; the neighbors will take their fence down and utilize the property up to the storage building.

Mr. Berry stated that his concern is that the side yard variance request for six (6) inches has an apartment complex located on that side.

Mrs. Luke questioned the distance of the apartment complex to the property line.

Mr. Hebert stated that the apartment complex is located on the west side of the property and that he does not know the distance of the apartment complex to the property line.

Mr. Olander stated that his concern is that it may be a fire hazard with the apartment complex located on the west side of the property.

Mr. Broussard questioned the number of units for the proposed storage building.

Mr. Hebert stated that there will be 210 units in the storages building. The units range in size from 5 ft. x 10 ft. to 10 ft. x 30 ft.

Mr. Williamson questioned the reason for the side yard setback request of six (6) inches.

Mr. Hebert stated that he feels that it would be an expense to hire someone to cut five foot of grass and will also be an expense to pour concrete five feet wide. Another reason for the request is that the plans are for 18 ft. driveways for customers to pull trailers in without running into and hitting the storage buildings. Mr. Hebert stated that he has pilings installed at his existing storage facilities that tenants still drive into because they are pulling trailers.

Mr. Broussard questioned how often tenants visit the unit.

Mr. Hebert stated that usually once the tenants store their items in a unit they do not return daily. Mr. Hebert stated that on average, five (5) to ten (10) tenants a day.

Mrs. Luke stated that tenants are not pulling trailers on a daily basis. They access the unit by car only.

Mr. Hebert stated he normally rent six (6) units a week.

Mrs. Luke stated that there have not been any complaints in reference to Mr. Hebert's existing storage buildings on Belleview Street in Bayou Vista.

Mr. Broussard questioned whether Mr. Hebert uses a system to monitor what tenants store in the unit.

Mr. Hebert stated that he does not have a monitoring system. However, he does have a contract stating that explosives nor fuel / combustibles can be stored in the unit.

Mrs. Luke stated that the apartment complex on the side of the property is approximately one (1) to (2) feet from the side property line. The side that shows the manufactured home is approximately 15 feet from the side property line.

Mr. Hebert stated that there is a wooden fence and a cyclone fence on the property side that has the apartment building located on it.

Mrs. Luke stated that the cyclone fence is probably owned by Mr. Hebert.

Mrs. Luke questioned the distance from the fence to the apartment building.

Mr. Hebert stated that he intends to remove the cyclone fence.

Mr. Berry questioned the fence regulations.

Mrs. Luke stated that the fence has to be a six (6) foot solid fence.

Mrs. Luke stated that Mr. Hebert installs a fence up to the back wall of the buildings to keep people from going back there.

Mr. Hebert explained that the plans show that the end of each row indicates where a wood fence will be installed. The plans show Building B and Building C fence will be installed back five (5) feet in order to exit the door to access the road.

Mr. Berry stated that a fence needs to be installed on the sides to the rear of the property to keep people from going behind the storage buildings.

Mr. Hebert agreed that a fence needs to be installed on the sides to the rear of the property.

Mr. Broussard questioned the maintenance of the storage buildings.

Mr. Hebert stated that he has never had issues with maintenance of the storage buildings. Mr. Hebert stated that he uses white metal buildings that will have 20 to 30 years before any maintenance is required.

Mrs. Luke questioned whether Mr. Hebert will consider staggering the front side fence because the front setback is 15 feet and the concern is that of entering and exiting the driveway of the storage buildings.

Mr. Hebert feels that fence should not be required for the front property.

Mr. Broussard's concern is that Arlington Street has high traffic due to the many manufactured home parks located in the area.

There being no further business, Chairman Scott Berry adjourned the Public Hearing.

S/G Scott Berry
Chairman Scott Berry
St. Mary Parish Board of Adjustments