

Board of Adjustments
Public Hearing Minutes
April 4, 2016
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 Scott Berry presiding, and the following members present: Larry Hotard, Rodney Olander, John P. Davis, Wynord Thomas, Sr. and Tanya Anderson. Absent was Clevelin Broussard. Also in attendance was St. Mary Parish councilman Glen Hidalgo.

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

Bayou Vista Volunteer Fire Dept. Inc. for a Side Yard Setback Variance to deviate from the Required five (5) ft. to zero (0) ft. in a Single Family Residential (SR) Zoned District located at 1519 Hwy. 182, Morgan City, LA.; Sec.18 T15S R12E;
-2984321148.00-Lot por No.9 Clarke Bayou Vista Subd. situated Sec. 15 T16S R12E Acq.35Z 241217,
-2984321149.00-Lot por No. 9 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217 &
-2984321181.00-.Lot por No. 8 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217.

Steve McQuiston represented by Michael Picard & April McQuiston for a Lot Area Variance Request to deviate from the required 10 acres. to 3.737 acres & 1.665 acres and a Lot Depth Variance Request to deviated from the Required 200 ft. to 178 ft.. in an Agricultural Zoned District located at 19143 Hwy. 182 W, Jeanerette, LA; Sec. 37 T13S R9E. Parcel Id#1965001010.00- 4374 Ac East Half Tract BD LA Hwy. 182-Bourdier-RR-Matilda Pltn. Acq. 45W 281173 Improvements.

Mr. Scott Berry read the request for Bayou Vista Volunteer Fire Dept. Inc. for a Side Yard Setback Variance to deviate from the Required five (5) ft. to zero (0) ft. in a Single Family Residential (SR) Zoned District located at 1519 Hwy. 182, Morgan City, LA.; Sec.18 T15S R12E;
-2984321148.00-Lot por No.9 Clarke Bayou Vista Subd. situated Sec. 15 T16S R12E Acq.35Z 241217,
-2984321149.00-Lot por No. 9 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217 &
-2984321181.00-.Lot por No. 8 Clarke Bayou Vista Subd. Situated Sec. 18 T15S R12E Acq. 35Z 241217.

Mr. Lamon Miller appeared before the board to discuss a Side Yard Setback Variance to deviate from the Required five (5) ft. to zero (0) ft. in a Single Family Residential (SR) Zoned District located at 1519 Hwy. 182, Morgan City, LA.

Mr. Miller stated that the Bayou Vista Fire Department purchased two (2) tracks of land that are 100 ft. wide between Hwy. 182 and the Atchafalaya River. Mr. Miller explained that the Bayou Vista Volunteer Fire Department is not a public body, it is a private body. Mr. Miller stated that their job is to fight fire in the surrounding area. Mr. Miller stated that the Fire Department had an existing building and decided that an extra building was needed to house fire vehicles; it was then constructed with the use of public money. Mr. Miller explained that since public money was being used on private property the building needed to be placed in a public body's name; that is when Fire District No. 7 was created. Mr. Miller stated that the Bayou Vista Volunteer Department is trying to get a partition to become Fire District No. 7. Mr. Miller explained that the Bayou Vista Volunteer Department building is attached to the existing building but a fire

wall has been installed and the plans have been approved. Mr. Miller stated that The Bayou Vista Volunteer Department will use the middle of the two (2) walls as a dividing line, hence the zero (0) setback.

Mr. Thomas questioned whether a fire wall was constructed

Mr. Miller stated that a fire wall has been installed.

Mr. Davis questioned the current side yard setback.

Mr. Miller stated that the building is at a Side Yard Setback of zero (0).

Mr. Hotard questioned whether the building was the rear structure located near the bayou.

Mr. Miller explained that the building is not located in the rear of the property by the bayou; it is the front building that is being used as a garage for the fire trucks. Mr. Miller also stated that if this variance would be granted the next step would be to go before the Planning and Zoning Board to ask for a subdivision. If the subdivision is granted, the Bayou Vista Volunteer Fire Department will donate the structure to the Fire District No. 7.

Mr. Berry questioned whether the ownership will be turned over to the district.

Mr. Miller stated that ownership will be turned over to the district.

Mr. Scott Berry read the request for Steve McQuiston represented by Michael Picard & April McQuiston for a Lot Area Variance Request to deviate from the required 10 acres. to 3.737 acres & 1.665 acres and a Lot Depth Variance Request to deviated from the Required 200 ft. to 178 ft. in an Agricultural Zoned District located at 19143 Hwy. 182 W, Jeanerette, LA; Sec. 37 T13S R9E. Parcel Id#1965001010.00- 4374 Ac East Half Tract BD LA Hwy. 182-Bourdier-RR-Matilda Pltn. Acq. 45W 281173 Improvements.

Mr. Michael Picard and Ms. April McQuiston appeared before the board to discuss a Lot Area Variance Request to deviate from the required 10 acres. to 3.737 acres & 1.665 acres and a Lot Depth Variance Request to deviated from the Required 200 ft. to 178 ft. in an Agricultural Zoned District located at 19143 Hwy. 182 W, Jeanerette, LA

Mr. Picard stated that the McQuiston family is donating 3.737 acres of the property to their daughter, April McQuiston and retaining 1.665 acres for him.

Mrs. Luke stated that Mr. Picard resides on the land; Mr. Picard has an existing manufactured home and storage building on the property.

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

S/G Scott Berry

Scott Berry, Chairman

St. Mary Parish Board of Adjustments