

Board of Adjustments
Public Hearing Minutes
Public Hearing Meeting
April 6, 2015
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: Rodney Olander, S. Clevelin Broussard, Larry Hotard, John P. Davis and Wynord Thomas, Sr. Absent was Matthew Williamson.

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

Paul & Dolores Billiot for a Rear Yard Setback Variance from the required 10 ft. to 5 ft. in a Single Family Residential (SR) Zoned District located at 100 Myrtle St., Morgan City, LA.; Parcel Id 3014381037.00, Sec.21 T15S R12E; Lot North 62 Ft. No. 4 Boy Blue Subd. Sq. C Acq. 79 288812.

Mr. Scott Berry read the request for Paul & Dolores Billiot for a Rear Yard Setback Variance from the required 10 ft. to 5 ft. in an Single Family Residential (SR) Zoned District located at 100 Myrtle St., Morgan City, LA.; Parcel Id 3014381037.00, Sec.21 T15S R12E; Lot North 62 Ft. No. 4 Boy Blue Subd. Sq. C Acq. 79 288812.

Mrs. Billiot appeared before the board to discuss a Rear Yard Setback Variance to deviate from the Required 10 ft. to 5 ft. in a Single Family (SR) Residential Zoned District located at 100 Myrtle St., Morgan City, LA.

Mrs. Billiot stated that she intends to build a garage on the property.

Mr. Berry questioned whether Mrs. Billiot wanted to build an addition to her house.

Mrs. Billiot stated that she intends to add on to her house.

Mr. Berry questioned whether the addition will be attached to the house or whether it will be a free standing structure.

Mrs. Billiot stated that the addition will be free standing.

Mr. Broussard questioned the distance from the house to the rear property line.

Mr. Thomas questioned the size of the house.

Mrs. Billiot stated the house is 24' wide with a slab that is 22' wide.

Mr. Berry stated that the distance from the house to the rear property line is approximately four (4) cars wide.

Mr. Broussard questioned the intentions of the request.

Mrs. Billiot stated that the proposed garage will be 47 ft. long by 24 ft. wide.

Mr. Broussard stated that there is more than 29 ft. of property in the rear.

Mr. Olander questioned whether they will start building the proposed garage from the house going toward the back property line.

Mrs. Billiot stated the construction will start eight (8) feet from the house.

Mr. Broussard questioned Mrs. Billiot's decision for the proposed garage to be free standing.

Mrs. Billiot stated the reason for a free standing building is because she does not want the main entrance to be enclosed in the garage.

Mr. Thomas question whether the garage will be enclosed.

Mr. Billiot stated the garage will be enclosed by two (2) front doors and one (1) side door.

Mr. Broussard questioned the use of the garage.

Mrs. Billiot stated the reason for building the garage is to park cars in and to have an extra bathroom since the house only has one (1) bathroom.

Mr. Hotard questioned whether they will build the garage themselves or hire a contractor.

Mrs. Billiot stated that they will build the garage themselves; her husband is a contractor.

Mr. Thomas questioned the width of the proposed garage.

Mrs. Billiot stated the garage will be 24 ft. in width.

Mr. Olander questioned whether the size of the garage will be larger than the house.

Mrs. Billiot stated that the garage will be larger than the house.

Mr. Sharp appeared before the board to express opposition for the Rear Yard Setback Variance from the required 10 ft. to 5 ft. in a Single Family Residential (SR) Zoned District located at 100 Myrtle St., Morgan City, LA.

Mr. Sharp stated that he is an adjacent property owner to Mrs. Billiot. Mr. Sharp questioned the distance from the side fence that runs between the two (2) houses.

Mrs. Billiot stated that the distance from the fence to the garage will be five (5) feet.

Mr. Orlander stated that the request is for the rear setback only.

Mr. Sharp submitted pictures in reference to Mrs. Billiot's property.

Mr. Sharp stated his concern is that his property value will depreciate due to the amount of cars Mrs. Billiot has on her property.

Mr. Olander feels that some of the cars will be stored in the proposed garage.

Mr. Broussard questioned the height of the garage.

Mrs. Billiot stated that the proposed garage will be eight (8) feet in height.

Mr. Broussard questioned whether there is a fence in the rear of the property.

Mr. Sharp stated that there is an existing fence between the two (2) houses.

Mr. Olander questioned whether there is a fence on the side and in the rear of the property.

Mr. Sharp stated that there is an existing hurricane fence in the rear of the property and an existing privacy fence between the two (2) houses.

Mrs. Luke questioned whether Mrs. Billiot's front door faces Myrtle Street.

Mrs. Luke questioned whether they intend to access the garage from Highway 182.

Mrs. Luke stated that Mrs. Billiot has to be a distance of 10 ft. from her rear property line and the adjacent property owner on Highway 182.

Mrs. Landry appeared before the board to express opposition for the Rear Yard Setback Variance from the required 10 ft. to 5 ft. in a Single Family Residential (SR) Zoned District located at 100 Myrtle St., Morgan City, LA.

Mrs. Landry stated that her property is located at 2825 Hwy 182.

Mr. Olander questioned whether Mrs. Landry's property is located across the street from Mrs. Billiot's property on Highway 182.

Mrs. Landry stated that her property is across the street.

Mrs. Landry questioned the reason for the required 10 ft. variance.

Mrs. Luke stated that the ordinance was adopted years ago and the reason for the required setback variance is unknown.

Mrs. Landry questioned whether there is any correlation between fire marshal requirements and the 10 ft. setback variance requirements.

Mrs. Luke stated in other areas such as Existing Neighborhood (EN) a five (5) foot setback is required, therefore, a variance of five (5) ft. does not interfere with fire marshal requirements.

Mrs. Luke stated anything closer than five (5) ft. would have to be built with fire proof material that would have longer burn ratios than construction that is within the safety requirements.

Mrs. Landry stated that she was confused as to where the garage would be placed.

Mrs. Landry questioned whether Mrs. Billiot had any pictures showing the location of the proposed garage.

Mrs. Luke explained the proposed location of the garage to Mrs. Landry.

Mrs. Landry questioned whether the proposed building will be used to operate a business.

Mr. Olander explained that the property is located in a residential area which does not allow for a business.

Mrs. Landry questioned whether the Board of Adjustments would oversee the construction.

Mr. Olander stated that the Board of Adjustments will not oversee the proposed project's construction.

Mrs. Luke stated that Mrs. Billiot will have to submit plans to the Planning and Zoning Department and that the building will have to meet the coding requirements that the state implements.

Mr. Olander stated they can build the garage to their liking as long as they abide by, if any, subdivision bylaws and that the building meets all state requirements.

Mrs. Luke stated that neither the Board of Adjustments nor the Planning and Zoning Department implements the subdivision restrictions.

Mr. Broussard stated whether Mrs. Billiot is granted the variance or not she is still allowed to build the proposed garage as long as it meets the current requirements.

Mr. Landry, Mrs. Elaine Landry's husband, appeared before the board to express opposition for the Rear Yard Setback Variance from the required 10 ft. to 5 ft. in a Single Family Residential (SR) Zoned District located at 100 Myrtle St., Morgan City, LA.

Mr. Landry stated he is concerned about traffic safety approaching Highway 182 and is also concerned that his property value will decrease.

Mr. Olander stated that he believes Mrs. Billiot's property value will increase.

Mr. Broussard stated that the board does not discuss property value.

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

Chairman Scott Berry
St. Mary Parish Board of Adjustments