

Board of Adjustments
Public Hearing Minutes
Regular Meeting
June 1, 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: Matthew Williamson, John P. Davis and Wynord Thomas, Sr. Absent were Larry Hotard, Clevelin Broussard and Rodney Olander.

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

Francis M. Accardo represented by Samuel & Stacy Macaluso for a Side Yard Setback Variance to deviate from the Required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 9142 Hwy. 90 Frontage Rd., Franklin, LA.; Sec.37 T15S R10E; Parcel Id 2474521106.00- Lot 2 Accardo Subd. Phase II per Plat 311 321274 Acq. 41S 263092.

Ervin Thomas for a Side Yard Variance from the required 25 ft. to 10 ft. and a Front Yard Variance from the required 50 ft. to 35 ft. in an Agricultural (AG) Zoned District located at 9130 Hwy. 90 Frontage Rd., Franklin, LA.; Parcel Id 2474521105.00, Sec.37 T15S R10E; Lot 1 Accordo Subd Phase II Per Plat 311 321274 Acq 41S 263092.

Mr. Scott Berry read the request for Francis M. Accardo represented by Samuel & Stacy Macaluso for a Side Yard Setback Variance to deviate from the Required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 9142 Hwy. 90 Frontage Rd., Franklin, LA.; Sec.37 T15S R10E; Parcel Id 2474521106.00- Lot 2 Accardo Subd. Phase II per Plat 311 321274 Acq. 41S 263092.

Mr. Macaluso appeared before the board to discuss a Side Yard Setback Variance to deviate from the Required 25 ft. to 10 ft. in an Agricultural (AG) Residential Zoned District located at 9142 Hwy. 90 Frontage Rd., Franklin, LA.

Mr. Macaluso stated that he intends to place his home 10 ft. from one side property line and 14 ft. from the other side property line. Mr. Macaluso stated that he learned that the side setback requirement changed from 10 ft. to 25 ft. when he applied for the mobile home permit.

Mrs. Luke stated that the subdivision was started but not completed before the ordinance changed. Mrs. Luke explained that Mr. Macaluso would have met the previous ordinance requirement which was 10 ft. from each side property line.

Mr. Williamson questioned the reason for the ordinance change.

Mrs. Luke stated that the reason for the ordinance change is unknown.

Mr. Berry questioned the location of the property.

Mrs. Luke stated that the property is located near the Centerville exit.

Mr. Williamson questioned the type of living structure that Mr. Macaluso intends to have on the property.

Mr. Macaluso stated that he will be placing a double wide on the property.

Ervin Thomas for a Side Yard Variance from the required 25 ft. to 10 ft. and a Front Yard Variance from the required 50 ft. to 35 ft. in an Agricultural (AG) Zoned District located at 9130 Hwy. 90 Frontage Rd., Franklin, LA.; Parcel Id 2474521105.00, Sec.37 T15S R10E; Lot 1 Accordo Subd Phase II Per Plat 311 321274 Acq 41S 263092.

Mr. Ervin Thomas appeared before the board to discuss a Side Yard Variance from the required 25 ft. to 10 ft. and a Front Yard Variance from the required 50 ft. to 35 ft. in an Agricultural (AG) Zoned District located at 9130 Hwy. 90 Frontage Rd., Franklin, LA.

Mr. Ervin Thomas stated that the paperwork for his property has setback requirements listed at 10 ft. from each side property line. Mr. Ervin Thomas explained that he placed his home on the property at the 10 ft. requirement that is listed on his paperwork. Mr. Ervin Thomas also stated due to a tree located at the rear end of his property he was unable to meet the required front yard setback.

Mr. Wynord Thomas questioned whether Mr. Ervin Thomas needed a 10 ft. side yard setback variance.

Mr. Thomas stated that he is asking for a 10 ft. side yard setback variance.

Mr. Williamson questioned whether Mr. Ervin Thomas was still asking for a 35 ft. front yard setback variance.

Mr. Ervin Thomas stated that his house actually sits back 40 ft. on his property but he would like 35 ft. in case he wants to add a porch in the future. Mr. Ervin Thomas also explained that he thought Clayton Homes took care of all the permits that are needed to place the house on his property and that Clayton Homes has already delivered the house to the property.

Mrs. Luke questioned the width of the house.

Mr. Ervin Thomas stated that the house is 72 ft. wide.

Mr. Williamson questioned the distance between Mr. Ervin Thomas and his neighbor.

Mr. Ervin Thomas stated that he is 16 ft. from one neighbor and 12 ft. from the other neighbor.

Mrs. Luke questioned (because of the property's diagonal front property line) which side of his property is 40 ft. from the front property line.

Mr. Ervin Thomas stated the front side of the property in question is located on the left side.

Mrs. Luke stated that there is a fire hydrant located within the required 500 feet.

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

Chairman Scott Berry
St. Mary Parish Board of Adjustments