

Board of Adjustments
Public Hearing Minutes
June 2, 2014
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 and Wynord Thomas, Sr. Absent were S. Clevelin Broussard, Matthew Williamson, John P. Davis and Scott Berry.

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

Nonconforming Use Variance for Joseph Bell and Gregory A. Liner for a Side Yard Setback Variance from the Required 25 ft. to 10 ft. and a Minimum Lot Size Variance from the required 100' to 85' in an Agricultural (AG) Zoned District located at 2316 Hwy. 182, Patterson, LA; *Sec.40 T15S R11E; Parcel Id# 2894401184.00-7.00 Ac Tract "PVQDEFGHIJKRTUOP"* per Plat 136 297171 Acq 249 312718.

Mr. Rodney Olander read the request for a Nonconforming Use Variance for Joseph Bell and Gregory A. Liner for a Side Yard Setback Variance from the Required 25 ft. to 10 ft. and a Minimum Lot Size Variance from the required 100' to 85' in an Agricultural (AG) Zoned District located at 2316 Hwy. 182, Patterson, LA; *Sec.40 T15S R11E; Parcel Id# 2894401184.00-7.00 Ac Tract "PVQDEFGHIJKRTUOP"* per Plat 136 297171 Acq 249 312718.

Mr. Joseph Bell stated that the intention is to construct two (2) houses on the bayou side of the proposed property. Mr. Bell stated that the new setback requirements propose an issue with constructing the two houses side by side. However, a 10 ft. side yard setback would accommodate both house plans.

Mr. Olander questioned who will reside in the second house.

In response to Mr. Olander's inquiry, Mr. Bell stated that Mr. Gregory Liner will reside in the second house.

Mr. Olander questioned the current manufactured home that is located on the property.

Mrs. Tammy Luke, Director of Planning & Zoning, stated that currently there is a manufactured home located on the property. Mrs. Luke explained that Mr. Bell is ready to begin construction of his house and that a subdivision is needed in order to prepare for construction. Therefore, he will not meet the current setback requirements.

Mr. Larry Hotard questioned the subdivision.

Mrs. Luke stated that eventually a subdivision will be done.

Mr. Olander questioned the width of the property at the bayou side.

Mrs. Luke stated that the property is 170 ft. wide at the bayou side and that the intention is to divide the property in half at the bayou side.

Mr. Wynord Thomas questioned the total acreage of the property.

Mr. Bell stated that the total acreage of the property is seven (7) acres.

Mrs. Luke explained that according to the plat submitted, a portion of the front property will also be subdivided out for Mr. Liner's son. Mrs. Luke stated that when they originally purchased the property and recorded all documents, they immediately contacted the Planning & Zoning Department to gather information.

Mr. Bell explained that when they originally acquired the property, they met all requirements at that time. However, the requirements were recently changed.

Mr. Hotard questioned how long Mr. Bell and Mr. Liner owned the property.

Mr. Bell stated that they have owned the property for over two (2) years. Mr. Bell stated that he has installed a dirt pad for the house and that when he applied for the permit to begin construction of his house is when he learned that the setback requirements had recently changed.

Mrs. Luke stated that the request is for the previous setback requirements.

Mr. Thomas questioned the width of the house.

Mrs. Luke stated that the two houses are different sizes and that the property is not completely straight.

Mr. Bell stated that his property will be 85 ft. wide and that the house will be 15 ft. from the side property and 10 ft. from the other side property line.

Mrs. Luke stated that the intent is to make the house straight with the bayou.

There being no further business, Chairman Rodney Olander adjourned the Public Hearing.

s/g Rodney Olander
Chairman Rodney Olander
St. Mary Parish Board of Adjustments