

Board of Adjustments
Public Hearing Minutes
June 4, 2018
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: Scott Berry, John P. Davis, Wynord Thomas, Sr., Keith Lewis and Larry Hotard. Absent was Tanya Anderson.

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

Denise Teno for a Front Yard Setback Variance to deviate from required 50 ft. to 20 ft. and a Rear Yard Setback Variance to deviate from the required 40 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 1070 Hwy. 318 Jeanerette, LA; Sec. 5 T14S R8E; *Parcel Id# 1814941049.00* – Lot BD Jones - 30 ft. Res. Rd. - Hwy. 318 - Jones per Plat 12J 116073 Acq. 43Q 271578.

Stacey Kirkland for a Front Yard Setback Variance to deviate from the required 15 ft. to six (6) ft. in an Existing Neighborhood (EN2) Zoned District located at 509 Carol Rd. Bayou Vista, LA; Sec. 21 T15S R12E; *Parcel Id#3014321170.00*- Lot 39-V Clarke Bayou Vista Subd. Acq. 44L 274974.

Austin Booty for a Variance to deviate from Div. 3.4 Manufactured Home Parks and Subdivisions; Sec. 3.4.1 General Requirements for New Manufactured Home Parks and Subdivisions; A.7. Parking, Driveways, and Walkways- A.7.b. All manufactured home spaces shall abut upon a driveway of not less than 20 feet in width-A.7.c. Walkways not less than two feet wide shall be provided to the service buildings-A.7.d. All driveways and walkways within the manufactured home park or subdivision shall be well lighted at night with electric lamps; A.8. Service Buildings; A.9. Recreation Areas; A.10. Screening-A.10.a. A bufferyard shall be installed along the perimeter boundary of the Manufactured Home Park or subdivision in conformance with Section 3.11.1, Bufferyard Requirements. Such greenbelt/buffer shall provide natural screening and shall be continuously maintained and shall be devoted exclusively for common open space and landscaping; or A.10.b. A solid fence of wood, masonry, plastic, fiberglass, or metal construction, at least six feet in height and not more than 10 feet in height and of a uniform size, shall be constructed along the boundaries of a manufactured home park. All fencing material shall be constructed of wood, brick, stone, split-face concrete block, PVC plastic, fiberglass, decorative metal, or similar material that is commonly used, marketed and sold for such purposes. In no instance shall plain material including but not limited to concrete block, fiberglass, wood, or metal sheeting be allowed; A.11. Storage Capacity in a Single Family Residential (SR) Zoned District located at 211 Ricohoc Dr., Franklin, LA-Sec. 6 T15S R11E; -*Parcel Id# 2654381010.00*- Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450.

Mr. Olander read the request Denise Teno for a Front Yard Setback Variance to deviate from required 50 ft. to 20 ft. and a Rear Yard Setback Variance to deviate from the required 40 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 1070 Hwy. 318 Jeanerette, LA; Sec. 5 T14S R8E; *Parcel Id# 1814941049.00* – Lot BD Jones - 30 ft. Res. Rd. - Hwy. 318 - Jones per Plat 12J 116073 Acq. 43Q 271578.

Mrs. Teno appeared before the board to discuss a Front Yard Setback Variance to deviate from required 50 ft. to 20 ft. and a Rear Yard Setback Variance to deviate from the required 40 ft. to 10 ft. in an Agricultural

(AG) Zoned District located at 1070 Hwy. 318 Jeanerette, LA; Sec. 5 T14S R8E; *Parcel Id# 1814941049.00* – Lot BD Jones - 30 ft. Res. Rd. - Hwy. 318 - Jones per Plat 12J 116073 Acq. 43Q 271578.

Mrs. Teno stated that the purpose of the Variance would be to allow her to place the manufactured home parallel to HWY 318.

In reference to Mr. Berry's inquiry, Mrs. Teno stated that there is not an existing manufactured home on the property.

Mrs. Tammy Luke, Director of Planning and Zoning, stated that there are numerous manufactured homes in the area.

In reference to Mr. Olander's inquiry, Mrs. Teno stated that there is water and sewer are available on the property.

Mr. Olander read the request for Stacey Kirkland for a Front Yard Setback Variance to deviate from the required 15 ft. to six (6) ft. in an Existing Neighborhood (EN2) Zoned District located at 509 Carol Rd. Bayou Vista, LA; Sec. 21 T15S R12E; *Parcel Id#3014321170.00- Lot 39-V Clarke Bayou Vista Subd. Acq. 44L 274974.*

Mrs. Stacey Kirkland appeared before the board to discuss a Front Yard Setback Variance to deviate from the required 15 ft. to six (6) ft. in an Existing Neighborhood (EN2) Zoned District located at 509 Carol Rd. Bayou Vista, LA; Sec. 21 T15S R12E; *Parcel Id#3014321170.00- Lot 39-V Clarke Bayou Vista Subd. Acq. 44L 274974.*

Mrs. Kirkland stated that the proposed Front Yard Setback Variance would allow her to keep the manufactured home in its current position.

In reference to Mr. Wynord Thomas, Sr.'s inquiry, Mrs. Kirkland stated that the manufactured home is currently on the property. Mrs. Kirkland explained that when she applied for the application she did not realize that she would need a setback inspection.

Mrs. Luke stated that the manufactured home is six (6) ft. from her front property line.

Mrs. Luke stated that Mrs. Kirkland was required to send out letters to her neighbors and there have been no objections received.

In reference to Mr. Thomas' inquiry, Mrs. Luke stated that there seems to be other manufactured homes in the area that are just as close to the road as Mrs. Kirkland's manufactured home .

Mr. Olander read the request for Austin Booty for a Variance to deviate from Div. 3.4 Manufactured Home Parks and Subdivisions; Sec. 3.4.1 General Requirements for New Manufactured Home Parks and Subdivisions; A.7. Parking, Driveways, and Walkways- A.7.b. All manufactured home spaces shall abut upon a driveway of not less than 20 feet in width-A.7.c. Walkways not less than two feet wide shall be provided to the service buildings-A.7.d. All driveways and walkways within the manufactured home park or subdivision shall be well lighted at night with electric lamps; A.8. Service Buildings; A.9. Recreation Areas; A.10. Screening-A.10.a. A bufferyard shall be installed along the perimeter boundary of the Manufactured Home Park or subdivision in conformance with Section 3.11.1, Bufferyard Requirements. Such greenbelt/buffer shall provide natural screening and shall be continuously maintained and shall be devoted exclusively for common open space and landscaping; or A.10.b. A solid fence of wood, masonry, plastic,

fiberglass, or metal construction, at least six feet in height and not more than 10 feet in height and of a uniform size, shall be constructed along the boundaries of a manufactured home park. All fencing material shall be constructed of wood, brick, stone, split-face concrete block, PVC plastic, fiberglass, decorative metal, or similar material that is commonly used, marketed and sold for such purposes. In no instance shall plain material including but not limited to concrete block, fiberglass, wood, or metal sheeting be allowed; A.11. Storage Capacity in a Single Family Residential (SR) Zoned District located at 211 Ricohoc Dr., Franklin, LA-Sec. 6 T15S R11E;

-Parcel Id# 2654381010.00- Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450.

Mr. Austin Booty appeared before the board to discuss the request for a Variance to deviate from Div. 3.4 Manufactured Home Parks and Subdivisions; Sec. 3.4.1 General Requirements for New Manufactured Home Parks and Subdivisions; A.7. Parking, Driveways, and Walkways- A.7.b. All manufactured home spaces shall abut upon a driveway of not less than 20 feet in width-A.7.c. Walkways not less than two feet wide shall be provided to the service buildings-A.7.d. All driveways and walkways within the manufactured home park or subdivision shall be well lighted at night with electric lamps; A.8. Service Buildings; A.9. Recreation Areas; A.10. Screening-A.10.a. A bufferyard shall be installed along the perimeter boundary of the Manufactured Home Park or subdivision in conformance with Section 3.11.1, Bufferyard Requirements. Such greenbelt/buffer shall provide natural screening and shall be continuously maintained and shall be devoted exclusively for common open space and landscaping; or A.10.b. A solid fence of wood, masonry, plastic, fiberglass, or metal construction, at least six feet in height and not more than 10 feet in height and of a uniform size, shall be constructed along the boundaries of a manufactured home park. All fencing material shall be constructed of wood, brick, stone, split-face concrete block, PVC plastic, fiberglass, decorative metal, or similar material that is commonly used, marketed and sold for such purposes. In no instance shall plain material including but not limited to concrete block, fiberglass, wood, or metal sheeting be allowed; A.11. Storage Capacity in a Single Family Residential (SR) Zoned District located at 211 Ricohoc Dr., Franklin, LA-Sec. 6 T15S R11E;

-Parcel Id# 2654381010.00- Lot Tract "ABCHA" per Plat 10I 102053 Acq. 352 327450.

Mrs. Luke Stated that this is a non-conforming use existing manufactured home park that Mr. Booty purchased a year ago with the intentions of expansion.

In reference to Mr. Berry's inquiry, Mr. Booty stated that there are currently two (2) manufactured homes currently on the property and that they are both occupied.

Mrs. Luke stated that Mr. Booty appeared before the Planning and Zoning board to apply for a Rezone to expand. Mrs. Luke stated that the Planning and Zoning board approved Mr. Booty's request for the Rezone for the manufactured home park from two (2) lots to six(6) lots.

Mr. Booty stated that each tenant will get an estimated 10,000 sq. ft. of space per lot.

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

S/G Rodney Olander

Rodney Olander, Chairman
St. Mary Parish Board of Adjustments