

Board of Adjustments Meeting
Regular Meeting
July 6, 2020
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman John “Booker” Davis presiding and the following members present:, Larry Hotard, Wynord Thomas Sr., Keith Lewis, and Tanya Anderson. Absent were Scott Berry and Roy Martin.

Mr. Thomas pronounced the Invocation and the Pledge of Allegiance was led by Mr. Hotard.

Mr. Davis read the request for Nicole Carter for a Rear Yard Setback Variance to deviate from the required five (5) ft. to one (1) ft. and a Side Yard Setback Variance to deviate from the required five (5) ft. to two (2) ft. in an Existing Neighborhood (EN2) Zoned District located at 241 Hwy. 317., Centerville, LA; Sec. 37 T15S R10E; Parcel Id# 2474561085.00 – Lot Tract “ABEFA” per Plat 39T 255462 Acq. 163 300963. Improvement on the land of Carter Timothy R Acq. 163 300963.

Mr. Hotard made a motion to approve the request for Nicole Carter for a Rear Yard Setback Variance to deviate from the required five (5) ft. to one (1) ft. and a Side Yard Setback Variance to deviate from the required five (5) ft. to two (2) ft. in an Existing Neighborhood (EN2) Zoned District located at 241 Hwy. 317., Centerville, LA; Sec. 37 T15S R10E; Parcel Id# 2474561085.00 – Lot Tract “ABEFA” per Plat 39T 255462 Acq. 163 300963. Improvement on the land of Carter Timothy R Acq. 163 300963. Mrs. Anderson seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Larry Hotard, Wynord Thomas Sr., Tanya Anderson, and Keith Lewis

Nays: None

Abstained: None

Absent: Scott Berry and Roy Martin

Mr. Davis read the request for Chad Ross Properties LLC for a Rear Yard Setback Variance to deviate from the required 20 ft. to eight (8) ft. in a General Commercial (GC) Zoned District located at 2014 Hwy. 182 Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id# 2984341038.00 – Lot 1-F Clarke Bayou Vista Subd. Acq. 361 328990.

Mr. Chad Ross appeared before the board to discuss the request for Chad Ross Properties LLC for a Rear Yard Setback Variance to deviate from the required 20 ft. to eight (8) ft. in a General Commercial (GC) Zoned District located at 2014 Hwy. 182 Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id# 2984341038.00 – Lot 1-F Clarke Bayou Vista Subd. Acq. 361 328990.

In reference to Mr. Davis’s inquiry, Mr. Ross stated that the shed would not obstruct anyone and would actually create a barrier for the neighbors from a bar that is located in the area.

Ms. Nada Breaux appeared before the board to discuss the Rear Yard Setback Variance request.

Ms. Breaux stated that she and the other neighbors are worried that Mr. Ross will decide to expand the bar into the storage shed.

Mr. Whitney Rogers appeared before the board to discuss the Rear Yard Setback Variance request.

Mr. Rogers explained that he is worried that the storage shed will funnel the noise from the bar to his home and create more noise.

St. Mary Parish Councilman, Mr. Rodney Olander appeared before the board to discuss the Rear Yard Setback Variance request.

Mr. Olander explained that The Board of Adjustment vote should only be on whether or not Mr. Ross can place his shed eight (8) ft. from his property line not the noise issue the neighbors are having with the bar.

Mr. Ross stated that the shed will only be used for storage for the Pic-A-Pac gas station and as a garage to place his cars.

Mrs. Anderson made a motion to approve the request for Chad Ross Properties LLC for a Rear Yard Setback Variance to deviate from the required 20 ft. to eight (8) ft. in a General Commercial (GC) Zoned District located at 2014 Hwy. 182 Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id# 2984341038.00 – Lot 1-F Clarke Bayou Vista Subd. Acq. 361 328990. With the stipulations that the building may only be used as a storage building. Mr. Thomas seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Larry Hotard, Wynord Thomas Sr., Keith Lewis, and Tanya Anderson

Nays: None

Abstained: None

Absent: Scott Berry and Roy Martin

Mr. Davis read the request for Allain Land Company LLC for a Lot Area Variance to deviate from the required 10 acres to 2.59 acres in an Agricultural (AG) Zoned District located at 4774 Chitimacha Trail, Jeanerette, LA – Sec. 35 T14S R9E; Parcel Id#1994924069.00-62.11 Ac Tract No. 7 Adeline Pltn Acq. 264 314778 and a Lot Area Variance to deviate from the required 10 acres to 1.49 acres in an Agricultural (AG) Zoned District located at 4683 Chitimacha Trail, Jeanerette, LA – Sec. 46 T13S R9E; Parcel Id #1994924070.00-42.88 Ac Tract No. 8 Adeline Pltn. Acq. 264 314778.

Matthew Fore with Miller Engineers appeared before the board to discuss the request for Allain Land Company LLC for a Lot Area Variance to deviate from the required 10 acres to 2.59 acres in an Agricultural (AG) Zoned District located at 4774 Chitimacha Trail, Jeanerette, LA – Sec. 35 T14S R9E; Parcel Id#1994924069.00-62.11 Ac Tract No. 7 Adeline Pltn Acq. 264 314778 and a Lot Area Variance to deviate from the required 10 acres to 1.49 acres in an Agricultural (AG) Zoned District located at 4683 Chitimacha Trail, Jeanerette, LA – Sec. 46 T13S R9E; Parcel Id #1994924070.00-42.88 Ac Tract No. 8 Adeline Pltn. Acq. 264 314778.

Mr. Fore explained that the Allains will still use the land for Agricultural purposes.

Mr. Thomas made a motion to approve the request Allain Land Company LLC for a Lot Area Variance to deviate from the required 10 acres to 2.59 acres in an Agricultural (AG) Zoned District located at 4774 Chitimacha Trail, Jeanerette, LA – Sec. 35 T14S R9E; Parcel Id#1994924069.00-62.11 Ac Tract No. 7 Adeline Pltn Acq. 264 314778 and a Lot Area Variance to deviate from the required 10 acres to 1.49 acres

in an Agricultural (AG) Zoned District located at 4683 Chitimacha Trail, Jeanerette, LA – Sec. 46 T13S R9E; Parcel Id #1994924070.00-42.88 Ac Tract No. 8 Adeline Pltn. Acq. 264 314778. Mr. Hotard seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Larry Hotard, Wynord Thomas Sr., Keith Lewis, and Tanya Anderson

Nays: None

Abstained: None

Absent: Scott Berry and Roy Martin

Mr. Davis read the request for Jan Blevins for a Lot Area Variance to deviate from the required 10 acres to 0.504 acres in an Agricultural (AG) Zoned District located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-1 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part per Plat 27w 209265 Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A Acq 206 306910 and a lot area variance to deviate from 0.496 acres in an Agricultural (AG) Zoned District Located 216 Linda Ln. Franklin, La; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-2 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part Per Plat 27w 209265 Acq 206 306910. Improvement on the Land of Blevins Jan A Acq 206 306910 Improvement on the Land of Blevins Jan A Acq. 206 306910.

Matthew Fore with Miller Engineers appeared before the board to discuss the request for Jan Blevins for a Lot Area Variance to deviate from the required 10 acres to 0.504 acres in an Agricultural (AG) Zoned District located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-1 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part per Plat 27w 209265 Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A Acq 206 306910 and a lot area variance to deviate from 0.496 acres in an Agricultural (AG) Zoned District Located 216 Linda Ln. Franklin, La; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-2 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part Per Plat 27w 209265 Acq 206 306910. Improvement on the Land of Blevins Jan A Acq 206 306910 Improvement on the Land of Blevins Jan A Acq. 206 306910.

Mr. Fore explained that Mrs. Blevins intends to subdivide her property into two pieces and beings that it is zoned Agricultural (AG) the lot area measurements would not meet the requirements.

Mr. Hotard made a motion to approve the request for Jan Blevins for a Lot Area Variance to deviate from the required 10 acres to 0.504 acres in an Agricultural (AG) Zoned District located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-1 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part per Plat 27w 209265 Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A Acq 206 306910 and a lot area variance to deviate from 0.496 acres in an Agricultural (AG) Zoned District Located 216 Linda Ln. Franklin, La; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-2 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part Per Plat 27w 209265 Acq 206 306910. Improvement on the Land of Blevins Jan A Acq 206 306910 Improvement on the Land of Blevins Jan A Acq. 206 306910. Mr. Lewis seconded the motion which carried with the following 4-0-0-2 Roll Call Vote:

Yeas: Larry Hotard, Wynord Thomas Sr., Keith Lewis, and Tanya Anderson

Nays: None

Abstained: None

Absent: Scott Berry and Roy Martin

There being no further business, Mr. Hotard moved for adjournment. Mrs. Anderson seconded the motion, which carried.

S/G John Davis

John "Booker" Davis, Chairman
St. Mary Parish Board of Adjustments