

Board of Adjustments  
Public Hearing Minutes  
September 12, 2016  
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, S. Clevelin Broussard, Wynord Thomas, Sr. and John P. Davis. Absent were Scott Berry and Tanya Anderson.

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

Ronnie's Airboats Rep. by Jeannie Segura for a Side Yard Setback Variance to deviate from the Required 15 ft. to 10 ft. in a Light Industrial (LI) Zoned District located at 9070 Hwy 90 Frontage Rd, Franklin, LA.; Sec.47 T15S R10E;

-2474501024.00- 1.22 Ac Lot No 5 Leila Pltn Per Plat SS 34628 Being Por Tract "JKLGHIJ" Per Plat 198 305817 Sit In Sec 47 T15S-R10E Acq 232 310395

-2474501023.00- 1.78 Ac Lot No 5 Leila Pltn Per Plat SS 34628 Being Por Tract "JKLGHIJ" Per Plat 198 305817 Sit In Sec 6 T15S-R10E Acq 232 310395.

Gert Parro for a Lot Area Variance to deviate from the required three (3) acres to Lot 1 B-1 to 0.28 acres, Lot 1 B-2 to 0.285 acres, Lot 1 B-3 to 0.297 acres and Lot 1 B-4 to 0.29 acres. A Lot Width Variance to deviate from the required 100ft to Lot 1 B-1, Lot 1 B-2, Lot 1 B-3 and Lot 1 B-4 to 89.17. A Lot Depth Variance to deviate from the required 200ft to Lot 1 B-1 to 138ft, Lot 1 B-2 to 138ft & 140.67ft, Lot 1 B-3 to 140.67ft & 144.30ft and Lot 1 B-4 to 144.30ft.

A Side Yard Setback Variance from the required 10ft to Lot 1 B-1 to 8.46ft and Lot 1 B-3 to 4.48ft in a Conservation (CN) Zoned District located at 24501 Levee Rd., Jeanerette, LA.; Sec.9 T13S R9E; Parcel# 2115164021.00-Lot 1B Dolph Parro Estate per plat 89 290357 Acq 89 290357.

Mr. Rodney Olander read the request for Ronnie's Airboats Rep. by Jeannie Segura for a Side Yard Setback Variance to deviate from the Required 15 ft. to 10 ft. in a Light Industrial (LI) Zoned District located at 9070 Hwy 90 Frontage Rd, Franklin, LA.; Sec.47 T15S R10E;

-2474501024.00- 1.22 Ac Lot No 5 Leila Pltn Per Plat SS 34628 Being Por Tract "JKLGHIJ" Per Plat 198 305817 Sit In Sec 47 T15S-R10E Acq 232 310395

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Mrs. Jeannie Segura appeared before the board to discuss a Side Yard Setback Variance to deviate from the Required 15 ft. to 10 ft. in a Light Industrial (LI) Zoned District located at 9070 Hwy 90 Frontage Rd, Franklin, LA.

Mrs. Segura stated that Ronnie's Airboats intends on building a second set of storage units and needs the Side Yard Setback of 10 ft. in order to stay in line with the first set.

Mr. Davis questioned the construction of the first set of storage buildings.

Mrs. Segura stated that she was unsure of the exact date that the first set of storage buildings were constructed on the property. However, it was before the new ordinance was adopted.

Mrs. Luke explained that Mrs. Segura received a variance to allow for a commercial building to be placed on Agricultural Zoned property. Mrs. Luke stated that the land has since then been rezoned to Commercial.

Mrs. Segura stated that since the land had been rezoned the setbacks requirements were also changed; therefore, in order to keep both sets of storage buildings in line with one another a Side Yard Setback of 10 ft. is required.

Mr. Rodney Olander read the request for Gert Parro for a Lot Area Variance to deviate from the required three (3) acres to Lot 1 B-1 to 0.28 acres, Lot 1 B-2 to 0.285 acres, Lot 1 B-3 to 0.297 acres and Lot 1 B-4 to 0.29 acres. A Lot Width Variance to deviate from the required 100ft to Lot 1 B-1, Lot 1 B-2, Lot 1 B-3 and Lot 1 B-4 to 89.17. A Lot Depth Variance to deviate from the required 200ft to Lot 1 B-1 to 138ft, Lot 1 B-2 to 138ft & 140.67ft, Lot 1 B-3 to 140.67ft & 144.30ft and Lot 1 B-4 to 144.30ft.

A Side Yard Setback Variance from the required 10ft to Lot 1 B-1 to 8.46ft and Lot 1 B-3 to 4.48ft in a Conservation (CN) Zoned District located at 24501 Levee Rd., Jeanerette, LA.; Sec.9 T13S R9E; Parcel# 2115164021.00-Lot 1B Dolph Parro Estate per plat 89 290357 Acq 89 290357.

Mr. Lamon Miller appeared before the board to discuss a Lot Area Variance to deviate from the required three (3) acres to Lot 1 B-1 to 0.28 acres, Lot 1 B-2 to 0.285 acres, Lot 1 B-3 to 0.297 acres and Lot 1 B-4 to 0.29 acres. A Lot Width Variance to deviate from the required 100ft to Lot 1 B-1, Lot 1 B-2, Lot 1 B-3 and Lot 1 B-4 to 89.17. A Lot Depth Variance to deviate from the required 200ft to Lot 1 B-1 to 138ft, Lot 1 B-2 to 138ft & 140.67ft, Lot 1 B-3 to 140.67ft & 144.30ft and Lot 1 B-4 to 144.30ft.

A Side Yard Setback Variance from the required 10ft to Lot 1 B-1 to 8.46ft and Lot 1 B-3 to 4.48ft in a Conservation (CN) Zoned District located at 24501 Levee Rd., Jeanerette, LA.

Mr. Miller explained that Mrs. Gert Parro owns a tract of land located on Levee Road in Charenton. The land is located between Levee Road and Lake Fausse Point. Mr. Miller explains that the land is bounded by water on one side and the levee on the other so the depth of the property cannot change. The land is approximately an acre that Mrs. Parro wants to have equally divided into four (4) lots with the intentions of donating a lot to each one of her grandchildren. Mr. Miller stated that there are two (2) existing mobile homes on the property that Mrs. Parro does not wish to have moved, therefore, they will not meet the setbacks when the lots are divided.

Mr. Olander questioned whether the mobile homes located on the property belong to the landowner.

Mr. Miller stated that one of the mobile homes belongs to Mrs. Parro's grandchild and the other one is a rental unit.

Mr. Olander questioned whether sewer and water is available to the property.

Mr. Miller stated that the water is supplied by a well and the sewer is a mechanical plant.

Mr. Broussard questioned whether the lots will be of record.

Mr. Miller stated that with approval from the Board of Adjustments the plat will then go before the Planning and Zoning Board for subdivision approval.

Mr. Davis questioned whether the lots would be used as residential areas.

Mr. Miller stated that residential use would be allowed but typically this particular location would be used for weekend recreation.

Mr. Olander questioned whether the existing mobile homes being closer to the neighboring property line would be a problem for the new occupants.

Mr. Miller stated that everyone involved is in agreement with the existing mobile homes remaining where they are currently located.

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