

Board of Adjustments
Public Hearing Minutes
September 8, 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: S. Clevelin Broussard, Matthew Williamson, Larry Hotard, John P. Davis and Wynord Thomas, Sr. Absent was 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 Juston Schouest for a Lot Width Setback from the Required **100 ft. to 70 ft.** and a Lot Area Variance from the Required **20,000 sq. ft. to 3,437 sq. ft.** in a Light Industrial Zoned District (LI) located at 110 Mitchell Ln., Cypremort Point, LA. Sec. 30 T15S R6E.

-1034364065.00-Lot Por BD Center of Canal-L-Olander-Shell Road-Schouest Sr. lying in Canal Acq 430 271165 &

-1034364066.00-Lot Por BD Center of Canal-L-Olander-Shell Road-Schouest Sr. lying South of Canal Acq 430 271165.

Mr. Rodney Olander read the request for a Nonconforming Use Variance for Juston Schouest for a Lot Width Setback from the Required **100 ft. to 70 ft.** and a Lot Area Variance from the Required **20,000 sq. ft. to 3,437 sq. ft.** in a Light Industrial Zoned District (LI) located at 110 Mitchell Ln., Cypremort Point, LA. Sec. 30 T15S R6E.

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Mr. Lamon Miller, Miller Engineer & Associates, stated that the proposed property is located adjacent to Mrs. Carol Simon, who owns a seafood business where boats dock and trucks park. Mrs. Simon's intention is to provide additional parking and docking. Mr. Miller stated that the proposed property is small in size and that it is only large enough to park a truck. Mr. Miller stated that two thirds of the property is located in the water. According to the zoning laws for Light Industrial, the minimum lot size is 100 ft. Mr. Miller stated that currently the width of Mr. Schouest's property is 100 feet. Mrs. Simon intends to purchase 30 feet of the proposed property. Therefore, the remaining property will be 70 feet wide, which will not meet the requirements.

Mrs. Tammy Luke, Director of Planning & Zoning, questioned whether the proposed property will be land hooked to Mrs. Simon's existing property.

In reference to Mrs. Luke's inquiry, Mr. Miller stated that the plat will be noted that the two tracts cannot be used as separate developmental sites and that they will always be adjoined.

Mr. Broussard questioned the property size and the intent.

Mr. Miller stated that Mrs. Simon's intentions are to be able to park an additional truck on the property and to park an additional boat along the existing bulkhead and that two thirds of the property is located in the water.

Mr. Thomas questioned the request for the Lot Area Variance.

Mr. Olander explained that Mrs. Simon is purchasing 30 feet of the proposed property. The required Lot Area is 20,000 square feet and the request is for 3,437 square feet.

Mr. Broussard questioned the interest of Mr. Schouest.

Mr. Miller explained that Mr. Schouest is the current owner of the proposed property who is selling 30 feet of the proposed property to Mrs. Simon.

Mr. Broussard questioned the frequency that Mr. Schouest utilizes the proposed property.

Mr. Miller stated that Mr. Schouest resides near the proposed property. However, Mr. Schouest parks his boat on the proposed property.

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