

Board of Adjustments
Public Hearing Minutes
March 10, 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 Scott Berry presiding, and the following members present: Vice Chairman Rodney Olander, Commissioners S. Clevelin Broussard, Matthew Williamson, Larry Hotard, John P. Davis and Wynord Thomas, Sr.

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 Alvin and Shirley Vining Represented by Tammy and Dennis Vining to deviate from Ord. #1738- to place an Additional Manufactured Home (MH) in a Mixed Residential (MR) Zoned District at 415 Hunting Rd, Franklin, La.; *Parcel Id 2594284045.00, Sec.70 T15S R11E Lot 2-H Southern Mercantile Group Blk B being Tract "ABCD A" per Plat 31S 224360 Acq 31S 224360 Improvements.*

Nonconforming Use Variance for Charles Logerman to deviate from Ord. #1738- to place a Manufactured Home (MH) in an Single Family Residential (SR) Zoned District at 182 ½ Penn Rd., Four Corners, La.; *Parcel Id 1964861027.00, Sec.55 T14S R9E, Lot BD Verdun – Verdun – John (Jones) – Burke Acq 20G 169415 Improvements.*

Nonconforming Use Variance for Wendy Landry Represented by Rodney James Landry to deviate from Ord. #1738- to place an Additional Manufactured Home (MH) in a Agricultural (AG) Zoned District at 244 Freetown Rd., Glencoe, La.; *Parcel Id 1634684049.00, Sec.27 T14S R9E, Lot No 15-C Rosemary Junca Keenze part per Plat 27V 209153 Acq 158 300304 Improvements.*

Chairman Scott Berry read the request for a Nonconforming Use Variance for Alvin and Shirley Vining Represented by Tammy and Dennis Vining to deviate from Ord. #1738- to place an Additional Manufactured Home (MH) in a Mixed Residential (MR) Zoned District at 415 Hunting Rd, Franklin, La.; *Parcel Id 2594284045.00, Sec.70 T15S R11E Lot 2-H Southern Mercantile Group Blk B being Tract "ABCD A" per Plat 31S 224360 Acq 31S 224360 Improvements.*

Mrs. Tammy Vining stated that she and her husband are requesting to move her mobile home on her in-laws property to help take care of them.

Chairman Scott Berry questioned what is currently on the proposed property.

Mrs. Tammy Vining stated that currently there is a mobile home and a shed.

Commissioner S. Clevelin Broussard questioned whether Mrs. Tammy Vining will pay rent to her in-laws.

Mrs. Tammy Vining stated that her in-laws told her that rent may be discussed at a later date.

Commissioner S. Clevelin Broussard stated that the issue of rent needs to be discussed now.

Mrs. Tammy Vining stated that they can offer to pay rent to help her in-laws with their income if they need.

Commissioner S. Clevelin Broussard stated that the concern is that if rent is collected, it may become a trailer park.

Mrs. Tammy Vining stated that rent was never legally discussed with her in-laws.

Commissioner S. Clevelin Broussard questioned whether utilities are available.

Mrs. Tammy Vining stated that the property is six (6) acres and that utilities are not available in the area that she plans to place her manufactured home.

Mrs. Tammy Vining presented a map of the property showing the existing mobile home, shed and where she intends to place her manufactured home.

Commissioner Matthew Williamson questioned how Mrs. Tammy Vining would access her proposed manufactured home.

Mrs. Tammy Vining stated that there is an existing driveway that she will use to access her manufactured home.

Commissioner S. Clevelin Broussard questioned the availability of sewer.

In response to Mr. Broussard's inquiry, Mrs. Tammy Vining stated that they will install a separated sewer system and that they will connect to public water.

Commissioner S. Clevelin Broussard questioned whether her husband has any siblings.

In response to Mr. Broussard's inquiry, Mrs. Tammy Vining stated that her husband has one sister and one brother.

Commissioner S. Clevelin Broussard questioned whether her husband's brother and sister intend on moving a mobile home on the property.

In response to Mr. Broussard's inquiry, Mrs. Tammy Vining stated that to her knowledge, her husband's brother and sister do not intend to move a mobile home on the property.

Commissioner S. Clevelin Broussard questioned Mrs. Tammy Vining's current residence.

Mrs. Tammy Vining stated that she currently resides in a mobile home park in Bayou Vista where she pays rent.

Commissioner John P. Davis questioned whether they intend on establishing a trailer park.

Mrs. Tammy Vining stated that her father in-law recently suffered a heart attack and that the only reason that they are requesting to move on the property is to help take care of him and to help maintain the property.

Commissioner S. Clevelin Broussard questioned whether Mrs. Vining will be purchasing a brand new mobile home or moving her existing mobile home from Bayou Vista.

In response to Mr. Broussard's inquiry, Mrs. Tammy Vining stated that she will be moving her existing mobile home from Bayou Vista to the proposed property.

