

Board of Adjustments
Public Hearing Minutes
October 5, 2015
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: John P. Davis, Rodney Olander and Matthew Williamson. Absent were, Larry Hotard, Wynord Thomas, Sr. and Clevelin Broussard.

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

Mark and Karen Terry Representing Luke Heirs for a Lot Area Variance to deviate from the Required 10 acres to 0.51 acre (Lot 1) and a Lot Area Variance to deviate from the Required 10 acres to 0.42 (Lot 2) and a Variance to deviate from the required Lot Depth of 200ft. to 100ft. & 94ft. in an Agricultural (AG) Zoned District located at 643 Prairie Rd. North, Franklin, LA; Sec.5 T15S R10E; -2474444008.00- 38.15 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 5 T15S R10E 992 Acq. 323 323048 & -2474444009.00-1.86 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 63 T15S R10E 60 Acq. 323 323048.

Carrie Saucier for a Lot Area Variance to deviate from the Required 10 acres to 0.0891 acre in an Agricultural (AG) Zoned District located at 5134 Hwy. 87, Franklin, LA.; Sec.46 T14S R9E; -2144861184.00-2.87 AC por Tract "ABEFA" per Plat 133 296830 situated Sec. 44 T14S R9E Acq. 289 318244, -2144861027.00-.55 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 45 T14S R9E Acq. 289 318244, -2144861026.00-3.72 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 46 T14S R9E Acq. 289 318244.

Joseph Bell and Gregory A. Liner for a Lot Area Variance (Lot 1 & 2) to deviate from the required 10 acres to 39,087 ft. (a little less than 1 1/2); Lot Depth Variance (Lot 1) to deviate from the required 200 ft. to 135.67 ft. & 153.86 ft. and a Lot Depth Variance (Lot 2) to deviate from the required 200 ft. to 153.86 ft. & 189.51 ft.; Lot Area Variance (Lot 3) to deviate from the required 10 acres to 130,069 (approx. 3 acres) and a Lot Depth Variance to deviate from the required 200 ft. to 169.51 ft. & 149.38 ft.; Lot Area Variance (Lot 4 & 5) to deviate from the required 10 acres to 25,548 sq. ft. (less than an acre); Lot Width Variance (Lot 4) to deviate from the required 100 ft. to 84.79 ft. & 85.02 ft.; Lot Width Variance (Lot 5) to deviate from the required 100 ft. to 85.52 ft. & 83.98 ft.; Servitude of Passage Variance request from the required 50 ft. to 30 ft.; Variance to Deviate from the required hard surface Private Road requirement to 24 ft. wide limestone in an Agricultural (AG) Zoned District located at 2316 Hwy. 182, Patterson, LA; Sec.40 T15S R11E; Parcel Id 2894401184.00- 7.00 AC Tract "PVQDEFGHIJKRTUOP" per Plat 136 297171 Acq. 249 31271.

Francis Gary for a Side Yard Setback Variance to deviate from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 400 Flattown Rd. Jeanerette, LA; Sec.01 T13S R09E; Parcel Id 2174961072.00- Lot 6 Gonsoulin Subd. per Plat 175 302493 Acq. 182 303283.

Joey Blanchard for a Side Yard Setback Variance to deviate from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 430 Flattown Rd. Jeanerette, LA; Sec.01 T13S R09E; Parcel Id 2174961075.00- Lot 3 Gonsoulin Subd. per Plat 175 302493 Acq. 241 311567.

Mr. Scott Berry read the request for Mark and Karen Terry Representing Luke Heirs for a Lot Area Variance to deviate from the Required 10 acres to 0.51 acre (Lot 1) and a Lot Area Variance to deviate from the Required 10 acres to 0.42 (Lot 2) and a Variance to deviate from the required Lot Depth of 200ft. to 100ft. & 94ft. in an Agricultural (AG) Zoned District located at 643 Prairie Rd. North, Franklin, LA; Sec.5 T15S R10E; -2474444008.00- 38.15 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 5 T15S R10E 992 Acq. 323 323048 & -2474444009.00-1.86 AC being por of 40.013 AC Tract E-F-G-K-J-I-M-N-H-G-F-E-D-C-B-A-E per Plat 16G 143876 BD M. Boudreaux and F. Martin Et Al-Shadyside Co-Lanclos-J. Luke Et Al situated in Sec. 63 T15S R10E 60 Acq. 323 323048.

Mrs. Karen Terry appeared before the board to discuss a Lot Area Variance to deviate from the Required 10 acres to 0.51 acre (Lot 1) and a Lot Area Variance to deviate from the Required 10 acres to 0.42 (Lot 2) and a Variance to deviate from the required Lot Depth of 200ft. to 100ft. & 94ft. in an Agricultural (AG) Zoned District located at 643 Prairie Rd. North, Franklin, LA.

Mrs. Terry explained that she intends to buy the parcel of land behind her property to increase the size of her yard.

Mr. Williamson questioned the size of the land Mrs. Terry intends to purchase.

Mrs. Terry stated that the size of the property in question is 40 acres.

Mr. Williams questioned whether the variance request to decrease the acreage for the proposed property was intended for the land to be utilized by Mrs. Terry.

Mrs. Terry stated that the proposed land would be used to increase her backyard.

Mr. Davis questioned the size of Mrs. Terry's existing property.

Mrs. Terry stated that her existing property is less than an acre and that the land is wider than it is deep.

Mr. Olander questioned the size of Mrs. Terry's backyard.

Mrs. Terry explained that her backyard is approximately 10 feet from her house to her property line.

Mr. Lamon Miller appeared before the board to explain that he would be the surveyor, depending on the variances being granted, for the proposed lots. Mr. Miller also explained that the land is a 40 plus acre tract of land that several family member have been granted homestead or residential lots that are approximately 100ft. by 150ft. and that the remainder is of the land is approximately 40 acres that is owned by eight (8) heirs. Mr. Miller stated that one (1) of the heirs wants to buy the other seven (7) heirs out. Mr. Miller further explained that the proposed extension of Mrs. Terry's backyard would pose as a 100ft. buffer zone.

Mr. Berry read the request for Carrie Saucier for a Lot Area Variance to deviate from the Required 10 acres to 0.0891 acre in an Agricultural (AG) Zoned District located at 5134 Hwy. 87, Franklin, LA.; Sec.46 T14S R9E;

-2144861184.00-2.87 AC por Tract "ABEFA" per Plat 133 296830 situated Sec. 44 T14S R9E Acq. 289 318244,

-2144861027.00-.55 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 45 T14S R9E Acq. 289 318244,

-2144861026.00-3.72 AC por Tract "ABEFA" per Plat 133 296830 situated Sec 46 T14S R9E Acq. 289 318244.

Mr. Lamon Miller representing Mrs. Carrie Saucier appeared before the board to discuss a Lot Area Variance to deviate from the Required 10 acres to 0.0891 acre in an Agricultural (AG) Zoned District located at 5134 Hwy. 87, Franklin, LA.

Mr. Miller explained that Mrs. Saucier has a tract of land approximately seven (7) acres currently zoned agriculture. Mr. Miller stated that Mrs. Saucier wants to keep the land as an agricultural zone; however, she would like to subdivide a tract in the front of the property approximately 115ft. by 340ft. with the intentions to sell as a residential lot while maintaining the rear section for her own residential lot.

Mr. Davis questioned whether the land could be subdivided and remain residential.

Mrs. Bourgeois stated that the property would not be rezoned.

Mr. Miller explained that the variance is for the lot size in an agricultural zone. He also explained that the procedure is two (2) steps. Mr. Miller explained the first step is for the granting of the lot size by the Board of Adjustments and the second step is to go before the Planning and Zoning Board for the approval to subdivide the property.

Mr. Berry read the request for Joseph Bell and Gregory A. Liner for a Lot Area Variance (Lot 1 & 2) to deviate from the required 10 acres to 39,087 ft. (a little less than 1 1/2); Lot Depth Variance (Lot 1) to deviate from the required 200 ft. to 135.67 ft. & 153.86 ft. and a Lot Depth Variance (Lot 2) to deviate from the required 200 ft. to 153.86 ft. & 189.51 ft.; Lot Area Variance (Lot 3) to deviate from the required 10 acres to 130,069 (approx. 3 acres) and a Lot Depth Variance to deviate from the required 200 ft. to 169.51 ft. & 149.38 ft.; Lot Area Variance (Lot 4 & 5) to deviate from the required 10 acres to 25,548 sq. ft. (less than an acre); Lot Width Variance (Lot 4) to deviate from the required 100 ft. to 84.79 ft. & 85.02 ft.; Lot Width Variance (Lot 5) to deviate from the required 100 ft. to 85.52 ft. & 83.98 ft.; Servitude of Passage Variance request from the required 50 ft. to 30 ft.; Variance to Deviate from the required hard surface Private Road requirement to 24 ft. wide limestone in an Agricultural (AG) Zoned District located at 2316 Hwy. 182, Patterson, LA; Sec.40 T15S R11E; Parcel Id 2894401184.00- 7.00 AC Tract "PVQDEFGHIJKRTUOP" per Plat 136 297171 Acq. 249 31271.

Kristi Liner and Greg Liner appeared before the board to discuss a Lot Area Variance (Lot 1 & 2) to deviate from the required 10 acres to 39,087 ft. (a little less than 1 1/2); Lot Depth Variance (Lot 1) to deviate from the required 200 ft. to 135.67 ft. & 153.86 ft. and a Lot Depth Variance (Lot 2) to deviate from the required 200 ft. to 153.86 ft. & 189.51 ft.; Lot Area Variance (Lot 3) to deviate from the required 10 acres to 130,069 (approx. 3 acres) and a Lot Depth Variance to deviate from the required 200 ft. to 169.51 ft. & 149.38 ft.; Lot Area Variance (Lot 4 & 5) to deviate from the required 10 acres to 25,548 sq. ft. (less than an acre); Lot Width Variance (Lot 4) to deviate from the required 100 ft. to 84.79 ft. & 85.02 ft.; Lot Width Variance (Lot 5) to deviate from the required 100 ft. to 85.52 ft. & 83.98 ft.; Servitude of

Passage Variance request from the required 50 ft. to 30 ft.; Variance to Deviate from the required hard surface Private Road requirement to 24 ft. wide limestone in an Agricultural (AG) Zoned District located at 2316 Hwy. 182, Patterson, LA.

Mrs. Liner explained that the property was purchased as one piece and now they would like to subdivide the land into separate lots. Mrs. Liner stated that there is an existing home on the property and that they would like to build a house on a separate lot. Mrs. Liner also stated that they would like to separate two other lots for their children.

Mr. Davis questioned whether Mrs. Liner was asking to reduce the size of the road as well.

Mrs. Liner stated that they want to place a private limestone road extending off of the main road that would run in front of the two houses that will be located at the rear of the property.

Mr. Davis questioned whether the road belongs to Mrs. Liner.

Mrs. Liner explained that she does not own the main road, but the gentleman that they purchased the property from is the owner and he allows them to use the road. Mrs. Liner stated that there is a 30ft. right of way that is the length of one side of the property that can be used for a road if they ever need to have their own.

Mr. Williamson questioned the structure located at the rear of the property.

Mrs. Liner stated that the structure belongs to Mr. Tillman which is located at the end of the road.

Mr. Davis questioned whether the property for the servitude of passage variance request was owned by Mrs. Liner.

Mrs. Liner stated that the property in questioned is her property.

Mr. Berry read the request for Francis Gary for a Side Yard Setback Variance to deviate from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 400 Flattown Rd. Jeanerette, LA; Sec.01 T13S R09E; Parcel Id 2174961072.00- Lot 6 Gonsoulin Subd. per Plat 175 302493 Acq. 182 303283.

Mr. Gary appeared before the board to discuss a Side Yard Setback Variance to deviate from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 400 Flattown Rd. Jeanerette, LA.

Mr. Gary explained that when he originally purchased the property there was a 10 ft. side yard setback. Therefore, he installed a dirt pad down according to that setback and not the current 25 ft. side yard setback.

Mr. Williamson questioned whether the setback requirements changed when the new ordinance was adopted.

Mrs. Bourgeois stated that the setback requirements for agricultural zone district did change when the new ordinance was adopted.

Mr. Olander questioned the purchase of the property.

Mr. Gary stated that he has owned the property for approximately six (6) to seven (7) years.

Mr. Olander questioned the reason for the side yard setback.

Mr. Gary stated that he intends to construct a shop.

Mr. Olander questioned whether the existing dirt pad for the proposed construction was 10 ft. from the property line.

Mr. Gary stated that the existing dirt pad was 12 ft. from the property line.

Mr. Berry questioned whether the new construction would be for his personal use.

Mr. Gary stated that the proposed construction would be for his personal use.

Mr. Berry read the request for Joey Blanchard for a Side Yard Setback Variance to deviate from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 430 Flattown Rd. Jeanerette, LA; Sec.01 T13S R09E; Parcel Id 2174961075.00- Lot 3 Gonsoulin Subd. per Plat 175 302493 Acq. 241 311567.

Mr. Blanchard appeared before the board to discuss a Side Yard Setback Variance to deviate from the required 25 ft. to 10 ft. in an Agricultural (AG) Zoned District located at 430 Flattown Rd. Jeanerette, LA.

Mr. Blanchard explained that he would like to place a temporary manufactured home on his property until he is able to construct a house. Mr. Blanchard also stated that because of the location of an existing driveway and the future construction of a home, the manufactured home would be approximately 13 ft. from his neighbor's property.

Mr. Olander questioned whether the manufactured home is currently on the property.

Mr. Blanchard stated that the manufactured home is currently located on the property.

Mr. Olander questioned the location of the future construction of the house and how it would affect the placement of the manufactured home.

Mr. Blanchard stated that the construction of the house would be behind the manufactured home. Mr. Blanchard also explained that due to space for the future construction the manufactured home would have to be placed parallel to the road.

Mr. Davis questioned the purchase of the land.

Mr. Blanchard stated that he purchased the land approximately four (4) years ago.

Mr. Williamson questioned whether the side yard setback was 10 ft. when Mr. Blanchard purchased this land.

Mr. Blanchard stated that when he purchased the property the side yard setbacks were 10 ft.

There being no further business, Chairman Scott Berry adjourned the Public Hearing.

Scott Berry, Chairman
St. Mary Parish Board of Adjustments