

Board of Adjustments
Public Hearing Minutes
May 1, 2017
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Vice-Chairman Larry Hotard presiding, and the following members present: Scott Berry, John P. Davis, Wynord Thomas, Sr. and Tanya Anderson. Absent were and Rodney Olander and S. Clevelin Broussard.

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

Scott Green Properties LLC represented by Jason Bourgeois for a Rear Yard Setback Variance to deviate from the Required 25 ft. to 10 ft. and a Side Yard Setback Variance to deviate from the Required 15 ft. to six (6) ft. in a Heavy Industrial (HI) Zoned District located at 1048 Lee Rd., Morgan City, LA; Sec. 44 T16S R13E; Parcel Id# 3464221007.00 – Lot 6 Englewood Park Subd. Blk A acq. 266 315045 Improvements.

Thomas Privat for a Rear Yard Setback Variance to deviate from the Required 10 ft. to zero (0) ft. in a Single Family Residential (SR) Zoned District located at 3912 Hwy. 319 Cypremort Point, LA; Sec. 19 T15S R6E; Parcel Id# 1034364157.00 – Lot 75-F Cypremort Point lots auxillary plat No 7 per plat 18X 161512 acq 293 318813 improvements. Improvements on the land of Felterman Dean Lee.

Mr. Larry Hotard read the request for Scott Green Properties LLC represented by Jason Bourgeois for a Rear Yard Setback Variance to deviate from the Required 25 ft. to 10 ft. and a Side Yard Setback Variance to deviate from the Required 15 ft. to six (6) ft. in a Heavy Industrial (HI) Zoned District located at 1048 Lee Rd., Morgan City, LA; Sec. 44 T16S R13E; Parcel Id# 3464221007.00 – Lot 6 Englewood Park Subd. Blk A acq. 266 315045 Improvements.

Mr. Bourgeois appeared before the Board to discuss a Rear Yard Setback Variance to deviate from the Required 25 ft. to 10 ft. and a Side Yard Setback Variance to deviate from the Required 15 ft. to six (6) ft. in a Heavy Industrial (HI) Zoned District located at 1048 Lee Rd., Morgan City, LA; Sec. 44 T16S R13E; Parcel Id# 3464221007.00 – Lot 6 Englewood Park Subd. Blk A acq. 266 315045 Improvements.

Mr. Bourgeois stated that he is the owner of Quality Diesel Services and Cajun Marine Service. The business was located at 9518 Hwy. 182 but has relocated to 1048 Lee Rd. Mr. Bourgeois explained that an addition to the rear side of the building is needed for the wash down area and paint area. Also an addition to the side of the building is needed for engine testing. A 25 ft. and 15 ft. setback is not economical for the type of work the business performs. The existing building is 6 (six) ft. from the fence.

Mr. Berry questioned the use of the existing building prior to the purchase by Mr. Bourgeois.

Mr. Bourgeois stated that the building was vacant when purchased, but it may have been used for a welding construction shop.

Mr. Davis questioned the distance between the neighboring buildings.

Mr. Bourgeois stated that there is a small building in the front to the West side and that building is approximately 5 (five) ft. from the fence.

Mr. Davis questioned whether the buildings are approximately 12 ft. from one another.

Mr. Bourgeois stated that the two (2) buildings are not the same size. The neighboring building is approximately 30 ft. long and the building located at 1048 Lee Rd. is 125 ft. Therefore, only 30 ft. of building is located next to his building. The remaining area is vacant.

Mr. Bourgeois presented the plans for the building and a site plan that provides the placement of the proposed building along with measurements to the Board. Mr. Bourgeois stated that the plans show that the new construction would be two (2) separate buildings that would be joined together.

Mrs. Tammy Luke, Director of Planning and Zoning, questioned the accessibility of trucks to the building.

Mr. Bourgeois stated that they do not have big trucks and the business' truck and trailer backs in.

Mr. Thomas questioned whether the entrance was the 45 ft. section on the site plan.

Mr. Bourgeois stated that there is a 20 ft. gate that leads to the employee parking lot.

Mr. Berry questioned whether the neighbors had any opposition towards the setback variance.

Mr. Bourgeois stated that he sent out certified mail to notify all adjacent property owners.

Mr. Thomas stated that from the aerial view the buildings in that area are approximately 6 ft. from the property lines.

Mrs. Luke stated that the majority of the existing buildings were built before setbacks were in place. Therefore, the majority of the buildings in that area are close to the property lines.

Mr. Larry Hotard read the request for Thomas Privat for a Rear Yard Setback Variance to deviate from the Required 10 ft. to zero (0) ft. in a Single Family Residential (SR) Zoned District located at 3912 Hwy. 319 Cypremort Point, LA; Sec. 19 T15S R6E; Parcel Id# 1034364157.00 – Lot 75-F Cypremort Point lots auxillary plat No 7 per plat 18X 161512 acq 293 318813 improvements. Improvements on the land of Felterman Dean Lee.

Mr. Privat appeared before the Board to discuss a Rear Yard Setback Variance to deviate from the Required 10 ft. to zero (0) ft. in a Single Family Residential (SR) Zoned District located at 3912 Hwy. 319 Cypremort Point, LA; Sec. 19 T15S R6E; Parcel Id# 1034364157.00 – Lot 75-F Cypremort Point lots auxillary plat No 7 per plat 18X 161512 acq 293 318813 improvements. Improvements on the land of Felterman Dean Lee.

Mr. Privat stated that he owns a camp at Cypremort Point. The existing porch with the lean to is 9 x 13 and is need of reconstruction. Mr. Privat explained that he intends to extend the porch out to Bayou Cypremort and screen it in. Mr. Privat presented the Board with a drawing showing the intended addition. The camp is 17 ft. high and the screened in porch would be at the same elevation. Mr. Privat stated that he sent out certified letters notifying the adjacent property owners of his setback request.

Mr. Thomas questioned whether any of the neighboring structures had a rear yard setback of zero (0).

Mr. Privat stated that multiple boathouses in the area are built to the edge of the water.

There being no further business, Vice-Chairman Larry Hotard adjourned the Public Hearing.

S/G Larry Hotard

Larry Hotard, Vice-Chairman
St. Mary Parish Board of Adjustments