

Board of Adjustments
Public Hearing Minutes
May 7, 2018
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 Keith Lewis. Absent were Rodney Olander and Tanya Anderson.

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

Loretta Booker for a Lot Area Variance to deviate from required 10 acres to 2.052 acres of lot 15-B1, 0.513 acres of lot 15-B2, and 0.513 acres of lot 15-B3 in an Agricultural (AG) Zoned District located at 140 Freetown Rd Franklin, LA; Sec. 37 T15S R10E;
Parcel Id# 1634684048.00 – Lot No 15-B Rosemary Junca Keenze part per plat 27V 209155 Acq 164 301187.

Bruce Burgess for a Variance to deviate from Div. 1.6 Agricultural and Residential District Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2. Detached Accessory Building Standards-Setbacks-Front, Generally-behind the principle building in an Existing Neighborhood (EN1) Zoned District located at 2170 Chitimacha Trail, Charenton, LA-Sec. 5 T13S R9E;
-Parcel Id# 2174981019.00- 3.03 ac Tract “ABCDEFA” per Plat 44N 275220 Acq. 251 312985 Improvements.

Mr. Hotard read the request for Loretta Booker for a Lot Area Variance to deviate from required 10 acres to 2.052 acres of lot 15-B1, 0.513 acres of lot 15-B2, and 0.513 acres of lot 15-B3 in an Agricultural (AG) Zoned District located at 140 Freetown Rd Franklin, LA; Sec. 37 T15S R10E;
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Mr. Hotard read the request for Bruce Burgess for a Variance to deviate from Div. 1.6 Agricultural and Residential District Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2. Detached Accessory Building Standards-Setbacks-Front, Generally-behind the principle building in an Existing Neighborhood (EN1) Zoned District located at 2170 Chitimacha Trail, Charenton, LA-Sec. 5 T13S R9E;
-Parcel Id# 2174981019.00- 3.03 ac Tract “ABCDEFA” per Plat 44N 275220 Acq. 251 312985 Improvements.

Mr. Bruce Burgess appeared before the board to discuss a Variance to deviate from Div. 1.6 Agricultural and Residential District Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2. Detached Accessory Building Standards-Setbacks-Front, Generally-behind the principle building in an Existing Neighborhood (EN1) Zoned District located at 2170 Chitimacha Trail, Charenton, LA-Sec. 5 T13S R9E;
-Parcel Id# 2174981019.00- 3.03 ac Tract “ABCDEFA” per Plat 44N 275220 Acq. 251 312985 Improvements.

Mr. Burgess stated that he intends to construct a 30x40 sq. ft. shop on his property. Mr. Burgess stated that if he were to place the building behind his house he would be less than 10 ft. away from the ditch and 5 (five) ft. from the property line.

In reference to Mr. Berry's inquiry, Mr. Burgess stated that no one has voiced any concerns in reference to placing the shop in the front yard and that the shop would be used for storage purposes only.

Mrs. Loretta Booker appeared before the board to discuss a Lot Area Variance to deviate from required 10 acres to 2.052 acres of lot 15-B1, 0.513 acres of lot 15-B2, and 0.513 acres of lot 15-B3 in an Agricultural (AG) Zoned District located at 140 Freetown Rd Franklin, LA; Sec. 37 T15S R10E; Parcel Id# 1634684048.00 – Lot No 15-B Rosemary Junca Keenze part per plat 27V 209155 Acq 164 301187.

Mrs. Loretta stated that she intends to place a manufactured home on the property.

In reference to Mr. Davis' inquiry, Mrs. Loretta stated that the lots have been subdivided.

Mrs. Tammy Luke, Director of Planning and Zoning stated that Mrs. Loretta is asking to deviated from the required 10 acres to the lower acreage listed on the plat.

In reference to Mr. Berry's inquiry, Mrs. Loretta stated that the piece of property that she owns is vacant, there is a manufactured home on one parcel, and that she intends to place a manufactured home on the third parcel.

There being no further business, Chairman Rodney Olander adjourned the Public Hearing.

S/G Larry Hotard

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