

Board of Adjustments
Public Hearing Minutes
July 11, 2016
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: John P. Davis, and Tanya Anderson. Absent were Scott Berry, Larry Hotard, Wynord Thomas, Sr. 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:

Rodriguez Brothers Farm Properties for a Lot Area Variance to deviate from the required 10 acres to 0.226 acres and a Lot Depth Variance to deviate from the required 200 ft. to 67 ft. in an Agricultural (AG) Zoned District located at 1100 Hwy 83, Franklin, LA.; Sec.6 T14S R8E;
- 1994844063.00-17.972 AC Tract por No. 1 Alcendor Carlin Part. per Plat GG 23294 being Tract "ABCDEF A" per Plat 13G 122311 BD Foster-Carline-Lewis and State RT. 83-Washington Acq. 268 315321.

Barras Family LLC for a Lot Width Variance to deviate from the required 60 ft. to 58.98 ft. in the front and from 60 ft. to 52.63 ft. in the rear and a Side Yard Setback Variance to deviate from the required five (5) ft. to zero (0) ft. in a Single Family (SR) Zoned District located at 185 Vermillion Bay Ln, Cypremort Point, LA.; Sec.20 T15S R6E;
-1034364647.00-Lot Tract "DEFGHID" per Plat 73 287802 Acq. 268 315334-1034364131.00-Lot por No. 1 Carl Bauer prop per Plat 18P 159625 being Tract "ABCDIHA" per Plat 73 287802 Acq. 268 315334 Improvements.

Mr. Rodney Olander read the request for Rodriguez Brothers Farm Properties for a Lot Area Variance to deviate from the required 10 acres to 0.226 acres and a Lot Depth Variance to deviate from the required 200 ft. to 67 ft. in an Agricultural (AG) Zoned District located at 1100 Hwy 83, Franklin, LA.; Sec.6 T14S R8E;
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Mr. Lamon Miller appeared before the board to discuss a Lot Area Variance to deviate from the required 10 acres to 0.226 acres and a Lot Depth Variance to deviate from the required 200 ft. to 67 ft. in an Agricultural (AG) Zoned District located at 1100 Hwy 83, Franklin, LA.

Mr. Miller stated that Mr. Rodriguez owns a large tract of land that is zoned Agricultural and his neighbor Mr. Lewis owns a residential lot next door. Mr. Miller explained that Mr. Lewis wants to purchase a tract of land that is behind his house from Mr. Rodriguez to increase his yard space. Mr. Miller stated that Mr. Lewis wants to purchase the land to the center of the canal.

Mrs. Luke questioned the legal description of Mr. Lewis's land.

Mr. Miller stated that Mr. Lewis's property description contained verbiage about the width and depth of the property before Hwy 90 was constructed. The exit ramp took away approximately 50 to 60 feet from Mr. Lewis's property; from that point forward the legal description should have included what the highway took away from the land. Therefore, Mr. Lewis's property description has carried forward in error and the purchase of this piece of property will, in some way, go back to the original description.

Mr. Rodney Olander read the request for Barras Family LLC for a Lot Width Variance to deviate from the required 60 ft. to 58.98 ft. in the front and from 60 ft. to 52.63 ft. in the rear and a Side Yard Setback Variance to deviate from the required five (5) ft. to zero (0) ft. in a Single Family (SR) Zoned District located at 185 Vermillion Bay Ln, Cypremort Point, LA.; Sec.20 T15S R6E; -1034364647.00-Lot Tract "DEFGHID" per Plat 73 287802 Acq. 268 315334-1034364131.00-Lot por No. 1 Carl Bauer prop per Plat 18P 159625 being Tract "ABCDIHA" per Plat 73 287802 Acq. 268 315334 Improvements.

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Mr. Miller explained that the Barras family owns two (2) camps on one (1) piece of property and they have been trying to sell the camps together for over a year. Since they can't sell the camps together they want to separate the camps onto two (2) separate parcels to sell them individually. One problem is that the camps each have a balcony on the second floor. One (1) is towards the rear and one (1) is towards the front. The property line follows the balconies, which would be the reason for the zero (0) Side Yard Setback Variance. Mr. Miller stated that underneath the camp at ground level it is approximately eight (8) to nine (9) feet between the two (2) camps. The Barras family would like to project the property line to Vermilion Bay in order to have as much property possible for the larger camp.

Mr. Davis questioned whether the two (2) camps are connected.

Mr. Miller stated that the two (2) camps are connected by a brace.

Mrs. Luke questioned whether a common space was noted on the plat.

Mr. Miller stated that there is a common space on the plat.

Mrs. Luke explained that between the two (2) structures there is a common space for maintenance.

Mr. Lamon stated that the plat does specify usage such as maintenance, drainage, utilities etc. within the common space.

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

S/G Rodney Olander
Rodney Olander, Chairman
St. Mary Parish Board of Adjustments