

Board of Adjustments  
Public Hearing Minutes  
July 6, 2020  
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 John “Booker” Davis presiding and the following members present Larry Hotard, and Wynord Thomas Sr. Absent were Scott Berry, Tanya Anderson, Keith Lewis, and Roy Martin.

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

Nicole Carter for a Rear Yard Setback Variance to deviate from the required five (5) ft. to one (1) ft. and a Side Yard Setback Variance to deviate from the required five (5) ft. to two (2) ft. in an Existing Neighborhood (EN2) Zoned District located at 241 Hwy. 317., Centerville, LA; Sec. 37 T15S R10E; Parcel Id# 2474561085.00 – Lot Tract “ABEFA” per Plat 39T 255462 Acq. 163 300963. Improvement on the land of Carter Timothy R Acq. 163 300963.

Chad Ross Properties LLC for a Rear Yard Setback Variance to deviate from the required 20 ft. to eight (8) ft. in a General Commercial (GC) Zoned District located at 2014 Hwy. 182 Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id# 2984341038.00 – Lot 1-F Clarke Bayou Vista Subd. Acq. 361 328990.

Allain Land Company LLC for a Lot Area Variance to deviate from the required 10 acres to 2.59 acres in an Agricultural (AG) Zoned District located at 4774 Chitimacha Trail, Jeanerette, LA – Sec. 35 T14S R9E; Parcel Id#1994924069.00-62.11 Ac Tract No. 7 Adeline Pltn Acq. 264 314778 and a Lot Area Variance to deviate from the required 10 acres to 1.49 acres in an Agricultural (AG) Zoned District located at 4683 Chitimacha Trail, Jeanerette, LA – Sec. 46 T13S R9E; Parcel Id #1994924070.00-42.88 Ac Tract No. 8 Adeline Pltn. Acq. 264 314778.

Jan Blevins for a Lot Area Variance to deviate from the required 10 acres to 0.504 acres in an Agricultural (AG) Zoned District located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-1 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part per Plat 27w 209265 Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A Acq 206 306910 and a lot area variance to deviate from 0.496 acres in an Agricultural (AG) Zoned District Located 216 Linda Ln. Franklin, La; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-2 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part Per Plat 27w 209265 Acq 206 306910. Improvement on the Land of Blevins Jan A Acq 206 306910 Improvement on the Land of Blevins Jan A Acq. 206 306910.

Mr. Davis read the request for Nicole Carter for a Rear Yard Setback Variance to deviate from the required five (5) ft. to one (1) ft. and a Side Yard Setback Variance to deviate from the required five (5) ft. to two (2) ft. in an Existing Neighborhood (EN2) Zoned District located at 241 Hwy. 317., Centerville, LA; Sec. 37 T15S R10E; Parcel Id# 2474561085.00 – Lot Tract “ABEFA” per Plat 39T 255462 Acq. 163 300963. Improvement on the land of Carter Timothy R Acq. 163 300963.

Nicole Carter appeared before the board to discuss a Rear Yard Setback Variance to deviate from the required five (5) ft. to one (1) ft. and a Side Yard Setback Variance to deviate from the required five (5) ft. to two (2) ft. in an Existing Neighborhood (EN2) Zoned District located at 241 Hwy. 317., Centerville, LA; Sec. 37 T15S R10E; Parcel Id# 2474561085.00 – Lot Tract “ABEFA” per Plat 39T 255462 Acq. 163 300963. Improvement on the land of Carter Timothy R Acq. 163 300963.

Mrs. Carter stated that she intends to place a shed and a pool in her backyard; however, a variance would be required.

Mr. Davis read the request for Chad Ross Properties LLC for a Rear Yard Setback Variance to deviate from the required 20 ft. to eight (8) ft. in a General Commercial (GC) Zoned District located at 2014 Hwy. 182 Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id# 2984341038.00 – Lot 1-F Clarke Bayou Vista Subd. Acq. 361 328990.

Chad Ross appeared before the board to discuss the request for Chad Ross Properties LLC for a Rear Yard Setback Variance to deviate from the required 20 ft. to eight (8) ft. in a General Commercial (GC) Zoned District located at 2014 Hwy. 182 Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id# 2984341038.00 – Lot 1-F Clarke Bayou Vista Subd. Acq. 361 328990.

Mr. Ross stated that he intends to place a shed on the property to use as storage. Mr. Ross explained there was a storage shed on the property previously but it was destroyed during a hurricane.

Mr. Davis read the request for Allain Land Company LLC for a Lot Area Variance to deviate from the required 10 acres to 2.59 acres in an Agricultural (AG) Zoned District located at 4774 Chitimacha Trail, Jeanerette, LA – Sec. 35 T14S R9E; Parcel Id#1994924069.00-62.11 Ac Tract No. 7 Adeline Pltn Acq. 264 314778 and a Lot Area Variance to deviate from the required 10 acres to 1.49 acres in an Agricultural (AG) Zoned District located at 4683 Chitimacha Trail, Jeanerette, LA – Sec. 46 T13S R9E; Parcel Id #1994924070.00-42.88 Ac Tract No. 8 Adeline Pltn. Acq. 264 314778.

Director of Planning and Zoning, Mrs. Tammy Luke, appeared before the board to discuss the request for Allain Land Company LLC for a Lot Area Variance to deviate from the required 10 acres to 2.59 acres in an Agricultural (AG) Zoned District located at 4774 Chitimacha Trail, Jeanerette, LA – Sec. 35 T14S R9E; Parcel Id#1994924069.00-62.11 Ac Tract No. 7 Adeline Pltn Acq. 264 314778 and a Lot Area Variance to deviate from the required 10 acres to 1.49 acres in an Agricultural (AG) Zoned District located at 4683 Chitimacha Trail, Jeanerette, LA – Sec. 46 T13S R9E; Parcel Id #1994924070.00-42.88 Ac Tract No. 8 Adeline Pltn. Acq. 264 314778.

Mrs. Luke stated that the Allain Land Company is zoned Agricultural therefore they have to deviate from the required Lot Area measurements in order to subdivide the property.

Mr. Davis read the request for Jan Blevins for a Lot Area Variance to deviate from the required 10 acres to 0.504 acres in an Agricultural (AG) Zoned District located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-1 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part per Plat 27w 209265 Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 and a lot area variance to deviate from 0.496 acres in an Agricultural (AG) Zoned District Located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-2 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part Per Plat 27w 209265 Acq 206 306910. Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A Acq. 206 306910.

Director of Planning and Zoning, Mrs. Tammy Luke, appeared before the board to discuss the request for Jan Blevins for a Lot Area Variance to deviate from the required 10 acres to 0.504 acres in an Agricultural (AG) Zoned District located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-1 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part per Plat 27w 209265 Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A. Acq. 206 306910 and a lot area variance to deviate from 0.496 acres in an Agricultural (AG) Zoned District Located at 216 Linda Ln. Franklin, LA; Sec. 31 T14S R10E; Parcel Id# 2354764030.00– Lot 5-1-F-2 Lori Barrilleaux Luke Part A repart of Lot 5-1 Pierre Barrilleaux Part Per Plat 27w 209265 Acq 206 306910. Improvement on the Land of Blevins Jan A. Acq. 206 306910 Improvement on the Land of Blevins Jan A Acq. 206 306910.

Mrs. Luke explained the property will not meet the required lot area measurements once divided; therefore, a variance will be needed.

There being no further business, Chairman John “Booker” Davis adjourned the Public Hearing.

S/G John Davis

---

John “Booker” Davis, Chairman  
St. Mary Parish Board of Adjustments