

Board of Adjustments
Public Hearing Minutes
February 1, 2021
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: Keith Lewis, Roy Martin, Larry Hotard, Wynord Thomas Sr. and Tanya Anderson. Absent was Scott Berry

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

Theo and Lecia Verrette for a Variance to deviate from Div. 3.4 Manufactured Home Parks and Subdivisions; Sec. 3.4.1 General Requirements for New Manufactured Home Parks and Subdivisions; A.8. Service Buildings; A.9. Recreation Areas; A.10. Screening-A.10.a. A bufferyard shall be installed along the perimeter boundary of the Manufactured Home Park or subdivision in conformance with Section 3.11.1, Bufferyard Requirements. Such greenbelt/buffer shall provide natural screening and shall be continuously maintained and shall be devoted exclusively for common open space and landscaping; or A.10.b. A solid fence of wood, masonry, plastic, fiberglass, or metal construction, at least six feet in height and not more than 10 feet in height and of a uniform size, shall be constructed along the boundaries of a manufactured home park. All fencing material shall be constructed of wood, brick, stone, split-face concrete block, PVC plastic, fiberglass, decorative metal, or similar material that is commonly used, marketed and sold for such purposes. In no instance shall plain material including but not limited to concrete block, fiberglass, wood, or metal sheeting be allowed; A.11. Storage Capacity in a Single Family Residential (SR) Zoned District located at 2339 Irish Bend Rd., Franklin, LA - Sec. 31 T14S R10E; Parcel Id #2354764043.00 - Lot Tract "JRSKJ" per Plat 28W 213026 Being Rem por of Tract 4-A Theo J Verrette part Acq. 27Y 209500.

Sarah Joseph for a Lot Area Variance (Tract “Af-Ae-CB-Af”) to deviate from the required 10 acres to 0.318 acres, a Lot Depth Variance to deviate from the required 200 ft. to 152.38 ft. & 172.03ft., and a Lot Width Variance to deviate from the required 100 ft. to 85.67 ft. & 86.29 ft.; A Lot Area Variance (Tract “ABCD”) to deviate from the required 10 acres to 0.434 acres, a Lot Depth Variance to deviate from the required 200 ft. to 172.03 ft. & 184.41 ft. and a Lot Width Variance to deviate from the required 100 ft. to 99.00 ft.; A Lot Area Variance (Tract “WADV”) to deviate from the required 10 acres to 0.316 acres, a Lot Depth Variance to deviate from the required 200 ft. to 184.41 ft. and a Lot Width Variance to deviate from the required 100 ft. to 68.29 ft. & 68.00 ft., in an Agricultural (AG) Zoned District located at 1004 Big Four Corners Rd. Jeanerette, LA-Sec. 5 T14S R8E; -Parcel Id# 1844921042.00 - Lot 7E-2 Resub Tract 7 A V Prevost Part Per Plat 193 305119 and 196 305538 ACQ 196 305538.

Mr. Davis read the request for Theo and Lecia Verrette for a Variance to deviate from Div. 3.4 Manufactured Home Parks and Subdivisions; Sec. 3.4.1 General Requirements for New Manufactured Home Parks and Subdivisions; A.8. Service Buildings; A.9. Recreation Areas; A.10. Screening-A.10.a. A bufferyard shall be installed along the perimeter boundary of the Manufactured Home Park or subdivision in conformance with Section 3.11.1, Bufferyard Requirements. Such greenbelt/buffer shall provide natural screening and shall be continuously maintained and shall be devoted exclusively for common open space and landscaping; or A.10.b. A solid fence of wood, masonry, plastic, fiberglass, or metal construction, at least six feet in height and not more than 10 feet in height and of a uniform size, shall be constructed along the boundaries of a manufactured home park. All fencing material shall be constructed of wood, brick, stone, split-face concrete block, PVC plastic, fiberglass, decorative metal, or similar material that is

commonly used, marketed and sold for such purposes. In no instance shall plain material including but not limited to concrete block, fiberglass, wood, or metal sheeting be allowed; A.11. Storage Capacity in a Single Family Residential (SR) Zoned District located at 2339 Irish Bend Rd., Franklin, LA - Sec. 31 T14S R10E; Parcel Id #2354764043.00 - Lot Tract "JRSKJ" per Plat 28W 213026 Being Rem por of Tract 4-A Theo J Verrette part Acq. 27Y 209500.

Mr. Davis read the request for Sarah Joseph for a Lot Area Variance (Tract "Af-Ae-CB-Af") to deviate from the required 10 acres to 0.318 acres, a Lot Depth Variance to deviate from the required 200 ft. to 152.38 ft. & 172.03ft., and a Lot Width Variance to deviate from the required 100 ft. to 85.67 ft. & 86.29 ft.; A Lot Area Variance (Tract "ABCD") to deviate from the required 10 acres to 0.434 acres, a Lot Depth Variance to deviate from the required 200 ft. to 172.03 ft. & 184.41 ft. and a Lot Width Variance to deviate from the required 100 ft. to 99.00 ft.; A Lot Area Variance (Tract "WADVW") to deviate from the required 10 acres to 0.316 acres, a Lot Depth Variance to deviate from the required 200 ft. to 184.41 ft. and a Lot Width Variance to deviate from the required 100 ft. to 68.29 ft. & 68.00 ft., in an Agricultural (AG) Zoned District located at 1004 Big Four Corners Rd. Jeanerette, LA-Sec. 5 T14S R8E; -Parcel Id# 1844921042.00 - Lot 7E-2 Resub Tract 7 A V Prevost Part Per Plat 193 305119 and 196 305538 ACQ 196 305538.

Matthew Fore with Miller Engineer's appeared before the board to discuss the request for Sarah Joseph for a Lot Area Variance (Tract "Af-Ae-CB-Af") to deviate from the required 10 acres to 0.318 acres, a Lot Depth Variance to deviate from the required 200 ft. to 152.38 ft. & 172.03ft., and a Lot Width Variance to deviate from the required 100 ft. to 85.67 ft. & 86.29 ft.; A Lot Area Variance (Tract "ABCD") to deviate from the required 10 acres to 0.434 acres, a Lot Depth Variance to deviate from the required 200 ft. to 172.03 ft. & 184.41 ft. and a Lot Width Variance to deviate from the required 100 ft. to 99.00 ft.; A Lot Area Variance (Tract "WADVW") to deviate from the required 10 acres to 0.316 acres, a Lot Depth Variance to deviate from the required 200 ft. to 184.41 ft. and a Lot Width Variance to deviate from the required 100 ft. to 68.29 ft. & 68.00 ft., in an Agricultural (AG) Zoned District located at 1004 Big Four Corners Rd. Jeanerette, LA-Sec. 5 T14S R8E; -Parcel Id# 1844921042.00 - Lot 7E-2 Resub Tract 7 A V Prevost Part Per Plat 193 305119 and 196 305538 ACQ 196 305538.

Mr. Fore stated that Mrs. Joseph would like to subdivide her lot into three (3) parcels. The property is located in an Agricultural (AG) zoned district which does not meet the setback requirements that would allow Mrs. Joseph to place living structures on the lots.

In reference to Mr. Thomas' inquiry, Mr. Fore stated that Mrs. Joseph would like to place Mobile homes on the properties.

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

S/G John "Booker" Davis

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