

Board of Adjustments Meeting
Regular Meeting
May 2, 2022
6:00 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman John P. Davis presiding, and the following members present: Scott Berry, Roy Martin, Wynord Thomas, Sr., Larry Hotard and Keith Lewis. Absent was Tanya Anderson.

Mr. Thomas pronounced the Invocation and the Pledge of Allegiance was led by Mr. Berry.

Mr. Berry moved that the reading of the minutes of the Regular Meeting, March 7, 2022 be dispensed with and that the same be approved. Mr. Martin seconded the motion, which carried.

Mr. Davis read the request for ADD Investments LLC. for a variance to deviate from the required 10 ft. in sec. 3.4.1 – A – (d) to five (5) ft. from any recreation park, Interior Street, guest parking areas or any property line of the park. A variance to deviate from the required 20 ft. in Sec. 3.4.1 –A – 7 (6) to 18 ft. wide driveway. A variance from requiring storage units as outlined in Sec. 3.4.1. – A – 11 Storage capacity. A variance from requiring lighting as outlined in Sec. 3.4.1. – A – 7(d) located in an Existing Neighborhood (EN2) Zoned District located at 1073 Lake Palourde Rd, Amelia, LA; Sec.14 T16S R13E; - Parcel Id# 3524281118.00-5.16 Ac Tract por 17.14 Ac Tract DEFGD per Plat 12p 117311 Lying East of Lake Palourde By Pass Rd. Acq. 44y 276868.

Mr. Berry made a motion to table ADD Investments LLC. for a variance to deviate from the required 10 ft. in sec. 3.4.1 – A – (d) to five (5) ft. from any recreation park, Interior Street, guest parking areas or any property line of the park. A variance to deviate from the required 20 ft. in Sec. 3.4.1 –A – 7 (6) to 18 ft. wide driveway. A variance from requiring storage units as outlined in Sec. 3.4.1. – A – 11 Storage capacity. A variance from requiring lighting as outlined in Sec. 3.4.1. – A – 7(d) located in an Existing Neighborhood (EN2) Zoned District located at 1073 Lake Palourde Rd, Amelia, LA; Sec.14 T16S R13E; - Parcel Id# 3524281118.00-5.16 Ac Tract por 17.14 Ac Tract DEFGD per Plat 12p 117311 Lying East of Lake Palourde By Pass Rd. Acq. 44y 276868. Due to no one being present to represent. Mr. Thomas seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Scott Berry, Roy Martin, Larry Hotard, Wynord Thomas Sr., and Keith Lewis

Nays: None

Abstained: None

Absent: Tanya Anderson

Mr. Davis read the request for Fallon Hoskins August for a Front Yard Setback Variance to deviate from the required 15ft. to seven (7) ft. and a Rear Yard Setback Variance to deviate from the required five (5) ft. to zero (0) ft. in an Existing Neighborhood (EN2) Zoned district located at 427 Sorrell Rd., Jeanerette, LA; Sec. 68 T13S R8E; -Parcel Id# 1905041076.00 Lot por No 1 milling addn blk 4 being Lot A per Plat 75 288184 Acq. 57 285546.

Mrs. August appeared before the board to discuss the request for Fallon Hoskins August for a Front Yard Setback Variance to deviate from the required 15ft. to seven (7) ft. and a Rear Yard Setback Variance to

deviate from the required five (5) ft. to zero (0) ft. in an Existing Neighborhood (EN2) Zoned district located at 427 Sorrell Rd., Jeanerette, LA; Sec. 68 T13S R8E; -Parcel Id# 1905041076.00 Lot por No 1 milling addn blk 4 being Lot A per Plat 75 288184 Acq. 57 285546.

Mrs. August explained that the property belongs to her relatives and she would like to places a mobile home on the property.

Mr. Hotard made a motion to approve Fallon Hoskins August for a Front Yard Setback Variance to deviate from the required 15ft. to seven (7) ft. and a Rear Yard Setback Variance to deviate from the required five (5) ft. to zero (0) ft. in an Existing Neighborhood (EN2) Zoned district located at 427 Sorrell Rd., Jeanerette, LA; Sec. 68 T13S R8E; -Parcel Id# 1905041076.00 Lot por No 1 milling addn blk 4 being Lot A per Plat 75 288184 Acq. 57 285546. Mr. Thomas seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Scott Berry, Roy Martin, Larry Hotard, Wynord Thomas Sr., and Keith Lewis

Nays: None

Abstained: None

Absent: Tanya Anderson

Mr. Davis read the request for Shelia David for a Lot Area Variance to deviate from the required 10 acres to 0.456 acres per lot and a Lot Depth Variance to deviate from 200 ft. to approximately 165 ft. on Tract 2 in a Single Family (SR) Zoned District located at 1124 Victoria Riverside Rd., Patterson, LA; Sec. 3 T15S R12E; Parcel #2954364020.00-Lot 3 per Plat 37I 246738 the resub. of Lots 10-A 10-B 10-C Riverside Est. per Plat 30Q 220249 Acq. 402 335217.

Ms. David appeared before the board to discuss the request for Shelia David for a Lot Area Variance to deviate from the required 10 acres to 0.456 acres per lot and a Lot Depth Variance to deviate from 200 ft. to approximately 165 ft. on Tract 2 in a Single Family (SR) Zoned District located at 1124 Victoria Riverside Rd., Patterson, LA; Sec. 3 T15S R12E; Parcel #2954364020.00-Lot 3 per Plat 37I 246738 the resub. of Lots 10-A 10-B 10-C Riverside Est. per Plat 30Q 220249 Acq. 402 335217.

Ms. David stated that the reason for the Variance is so that once the property is subdivided her sister may build a house on the piece of the property.

Mr. Berry made a motion to approve Shelia David for a Lot Area Variance to deviate from the required 10 acres to 0.456 acres per lot and a Lot Depth Variance to deviate from 200 ft. to approximately 165 ft. on Tract 2 in a Single Family (SR) Zoned District located at 1124 Victoria Riverside Rd., Patterson, LA; Sec. 3 T15S R12E; Parcel #2954364020.00-Lot 3 per Plat 37I 246738 the resub. of Lots 10-A 10-B 10-C Riverside Est. per Plat 30Q 220249 Acq. 402 335217. Mr. Martin seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Scott Berry, Roy Martin, Larry Hotard, Wynord Thomas Sr., and Keith Lewis

Nays: None

Abstained: None

Absent: Tanya Anderson

Mr. Davis read the request for Sealy Family Trust for a Lot Area Variance (Tract A-1) to deviate from 10 acres to 8.391 acres and a Right of Passage Variance (Tract A-2) to deviate from the required 50 ft. to 18 ft. in an Agricultural (AG) Zoned District located at 10944 Hwy. 87, Jeanerette, LA; Sec. 75/73 T13S R8E; -Parcel Id #1755084007.00-24.15 ac Tract being por 43.803 ac Tract 2 Armance Barrilleaux Est. part per Plat 19G 163581 situated in Sec. 75 T13S R8E Acq. 323 323046 and -Parcel Id #1755084008.00-19.44 ac Tract being por 43.803 ac Tract 2 Armance Barrilleaux Est. part per Plat 19G 163581 situated in Sec. 73 T13S R8E Acq. 323 323046.

Mr. Benjamin Langlinois, representing Sealy Family Trust, appeared before the board to discuss the request for Sealy Family Trust for a Lot Area Variance (Tract A-1) to deviate from 10 acres to 8.391 acres and a Right of Passage Variance (Tract A-2) to deviate from the required 50 ft. to 18 ft. in an Agricultural (AG) Zoned District located at 10944 Hwy. 87, Jeanerette, LA; Sec. 75/73 T13S R8E; -Parcel Id #1755084007.00-24.15 ac Tract being por 43.803 ac Tract 2 Armance Barrilleaux Est. part per Plat 19G 163581 situated in Sec. 75 T13S R8E Acq. 323 323046 and -Parcel Id #1755084008.00-19.44 ac Tract being por 43.803 ac Tract 2 Armance Barrilleaux Est. part per Plat 19G 163581 situated in Sec. 73 T13S R8E Acq. 323 323046.

Mr. Langlinois explained that the heirs to the Sealy Family Trust have decided to sell their property to a local farmer; however, one Sealy heir wants to keep his share of the property.

Mr. Langlinois stated that the Sealy heir's portion of the property equals 8.391 acres which is smaller than the required 10 acres in an Agricultural (AG) Zoned District.

Mr. Langlinois explained that the Right of Passage Variance is so that the heir would have access to his lot that is located on the back of the property.

Mr. Thomas made a motion to approve Sealy Family Trust for a Lot Area Variance (Tract A-1) to deviate from 10 acres to 8.391 acres and a Right of Passage Variance (Tract A-2) to deviate from the required 50 ft. to 18 ft. in an Agricultural (AG) Zoned District located at 10944 Hwy. 87, Jeanerette, LA; Sec. 75/73 T13S R8E; -Parcel Id #1755084007.00-24.15 ac Tract being por 43.803 ac Tract 2 Armance Barrilleaux Est. part per Plat 19G 163581 situated in Sec. 75 T13S R8E Acq. 323 323046 and -Parcel Id #1755084008.00-19.44 ac Tract being por 43.803 ac Tract 2 Armance Barrilleaux Est. part per Plat 19G 163581 situated in Sec. 73 T13S R8E Acq. 323 323046. Mr. Berry seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Scott Berry, Roy Martin, Larry Hotard, Wynord Thomas Sr., and Keith Lewis

Nays: None

Abstained: None

Absent: Tanya Anderson

Mr. Davis read the request for CoonAss Seafood-Victor Pisani for a Side Yard Setback Variance to deviate from the required 15 ft. to Three (3) ft. in a General Commercial (GC) Zoned District located at 1400 Canal Rd., Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id#3014341149.00- Lot 1-X Clarke Bayou Vista Subd. Acq. 229 310052.

Mr. Victor Pisani appeared before the board to discuss the request for CoonAss Seafood-Victor Pisani for a Side Yard Setback Variance to deviate from the required 15 ft. to Three (3) ft. in a General Commercial (GC) Zoned District located at 1400 Canal Rd., Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id#3014341149.00- Lot 1-X Clarke Bayou Vista Subd. Acq. 229 310052.

Mr. Pisani explained the reason for the Variance is so that he may add an awning to the building for a drive-thru.

Mr. Roger and Barbra Moore appeared before the board to discuss the Variance.

In reference to Mr. Moore's inquiry, Mr. Pisani explained that there will be two (2) handicap parking spots along with two (2) parking spots in the front of the building. Mr. Pisani stated that most of the activity for the business will be located on the Canal Rd. side.

Mr. Berry made a motion to approve CoonAss Seafood-Victor Pisani for a Side Yard Setback Variance to deviate from the required 15 ft. to Three (3) ft. in a General Commercial (GC) Zoned District located at 1400 Canal Rd., Bayou Vista, LA; Sec. 20 T15S R12E; Parcel Id#3014341149.00- Lot 1-X Clarke Bayou Vista Subd. Acq. 229 310052. Mr. Martin seconded the motion which carried with the following 5-0-0-1 Roll Call Vote:

Yeas: Scott Berry, Roy Martin, Larry Hotard, Wynord Thomas Sr., and Keith Lewis

Nays: None

Abstained: None

Absent: Tanya Anderson

There being no further business, Mr. Berry moved for adjournment. Mr. Hotard seconded the motion, which carried.

S/G John "Booker" Davis

John "Booker" Davis, Chairman

St. Mary Parish Government Board of Adjustments