

CALL TO ORDER
PLEDGE OF ALLEGIANCE

MEMBERS PRESENT:	James Robert, Ernest Eusea, Olivia Tate, Vicki Carter, Webb Jay
MEMBERS ABSENT:	Dwayne Harris, Katina Summers
ALSO PRESENT:	Chris Welker, Brett Badgerow, and Donya Hebert, of the Planning Department

2022 45 ZBA requested by Parker & Kelsey Rogers to reduce the required setback for a whole home generator and remove the required height restriction for a residential fence within the front yard at 100 Audubon Place, Destrehan. Zoning District R-1B. Council District 2.

Applicant – Parker Rogers 100 Audubon Place, Destrehan stated his case.

Commissioner Jay – Where exactly is the fence going on your property?

Mr. Rogers – parallel with River Road.

Commissioner Carter – it looks like a double entry, is your house on the side where the cars are going in or out.

Mr. Rogers – that’s a great question, Audubon is a boulevard at the entrance, the street is not signed as a one way entrance or one way exit, because of that the entrance in front of my property operates as a two way entrance and I agree with the fencing spacing of 20 ft.

Commissioner Carter – so there is a stop sign right there on the corner by your house.

Mr. Rogers – departing from Audubon Place? I believe so.

Commissioner Tate – on that entrance and I was hoping you was going only in that one way, but if you put an 8 ft. fence there will that impede people coming out, as far as not being able to see the on coming traffic on River Road.

Mr. Rogers – I haven’t done, so to answer your question with DOTD we do a horizontal site distance study to see the viewing angle, lets say I’m departing Audubon Place and River Road in front of me perpendicular I would go through a test to see horizontally which direction I can see and the direction your asking to the left and I can make sure depending on the federal guidelines, but the parish ordinance requires the fence cannot come withing 20 ft. from the corner to prevent that from happening, additionally the ordinance states the fence cannot impede horizontal site distance creating any kind of safety issues. So even if the fence were creating a site distance issue beyond 20 ft. I would respect that ordinance.

Commissioner Tate- you would be willing to make that adjustment.

Mr. Rogers – yes.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Tate made a motion to accept as written, second by Commissioner Carter.

YEAS:	Eusea, Carter, Robert, Jay, Tate
NAYS:	None
ABSENT:	Harris, Summers

PASSED

2022 46 ZBA requested by Akinyanju Adeyanju to reduce the required setback for an air conditioner condenser unit at 61 Dunleith Drive, Destrehan. Zoning District R-1A. Council District 3.

Applicant – Akinyanju Adeyanju 61 Dunleith Dr. stated his case. Mr. Adeyanju submitted some photos.

The public hearing was opened.

FAVOR - Robert Deeton – 63 Dunleith Dr. Destrehan

The public hearing was closed.

Commissioner Carter made a motion to accept, second by Commissioner Tate.

YEAS: Eusea, Carter, Robert, Jay, Tate
NAYS: None
ABSENT: Harris, Summers

PASSED

2022 47 ZBA requested by Christopher Heurtin to reduce the required construction elevation at 205 Common Street, Paradis. Council District 4.

Applicant – Chee-ah and Christopher Heurtin 310 Louisiana St. stated their case.

Commissioner Carter – the houses around you, are they up in the air?

Mrs. Heurtin – some are, some aren't. The lady next to us, Ms. Billie her house is like 2 ft. and a trailer next to us that is at standard, my dad got a variance and had his down but even though his is a foot above the ground, he still cannot go out the back door because of that one step it's too much for him to get back down and up. The people across the street are on the ground and the people across from my dad are on the ground and the people next to my dad are on the ground.

Commissioner Eusea – I just want to say that the majority of the houses in that neighborhood are on the ground. I don't have a problem with what yall want to do.

Commissioner Jay – are we still required to ask for a hold harmless to reduce? I know there were changes.

Chris Welker – I'm not sure. Yes, they submit the hold harmless with the application.

Commissioner Jay – ok so it has been signed.

The public hearing was opened and closed after no one spoke for or against.

Commissioner Carter made a motion to accept, second by Commissioner Robert.

YEAS: Eusea, Carter, Robert, Jay, Tate
NAYS: None
ABSENT: Harris, Summers

PASSED

OLD BUSINESS –

UNFINISHED BUSINESS –

**NEW BUSINESS – Meeting deviation 2/23/2023 at Edward Dufrense Center
Election for Chair and Vice Chair – Webb Jay Chair, and Vice Chair Olivia Tate**

MINUTES – Approved (12/2022)

Meeting adjourned.
