

BOARD OF ADJUSTMENT

Monday, April 16, 2018

@ 5:30 P.M.

REGULAR MEETING MINUTES

CITY COUNCIL CHAMBERS

222 EAST KIRKLAND STREET

Covington, Louisiana

BOA Members

JAN BUTLER – CHAIRPERSON
THOMAS HUVAL- VICE CHAIRPERSON
ATTORNEY
EDMOND d’HEMECOURT
JOSEPH CUNNINGHAM
KEITISHA YOUNG

Staff

NAHKETAH BAGBY, CITY PLANNER
JULIAN “ROD” RODRIGUE, CITY
ATTORNEY
JOANN RUCKER, SECRETARY
DANIEL HILL, CITY ENGINEER
CHRISTOPHER BROWN, BUILDING OFFICIAL

Chairperson Jan Butler called the meeting to order at 5:30P.M.

Roll Call:

Butler	Yes
Cunningham	Yes
d’Hemecourt	Absent
Huval	Yes
Young	Yes

Commissioner Butler asked for a moment of silence for our men in uniform and led the Pledge of Allegiance.

Commissioners Present: **Commissioner** Jan Butler, **Commissioner** Keitisha Young, **Commissioner** Thomas Huval, and **Commissioner** Joseph Cunningham.

Commissioners Absent: **Commissioner** Edmond d’Hemecourt

Staff Present: Nahketah Bagby City Planner, Daniel Hill City Engineer, Julian “Rod” Rodrigue City Attorney, Christopher Brown Building Official and JoAnn Rucker, Secretary.

Commissioner Cunningham made a motion to approve the March 19, 2018 meeting minutes, seconded by **Commissioner Huval**. Voice vote 4-0.

1. CASE# 18-02-03BOA Request: A variance request from the Codes of Ordinances City of Covington, LA -Chapter 18 - Buildings and Building Regulations-Article IV- Fill Regulations-Sec. 18-154- (d)and (h). Specifically in regards to fill for parking, drives, access ways shall not exceed 6” of above natural grade. The property is located at the corner of W. 19th Ave and Tyler St. **This Case was tabled At the February 26, 2018 Meeting-Pending City Engineer’s Analysis of the proposed fill for the project site.**

Petitioner: Darrell Fussel, Civil Engineer

Owner: Square 1907, LLC (Farzad Aduli, Member of Square 1907, LLC)

Zoning: PCUD –Sq. 1907

Attorney Rykert Toledano, attorney for the applicate led the discussion of Case# 18-02-03BOA and gave a detailed overview of the revisions made to the plans of Square 1907.

Randy Aultman, Architect and Darrell Fussel, Civil Engineer for the applicant gave a brief comment.

Daniel Hill, City Engineer confirmed the displacement of water due to the fill requested, will not affect the residence in the surrounding neighborhoods.

Nahketah Bagby, City Planner pointed out for the case to move forward, pending the approval from Board of Adjustments, it will be heard by the Zoning Commission and then go to the City Council for review and action.

Christopher Brown, City Building Official gave a brief comment.

Commissioner Cunningham made a motion to approve the variance request as presented. **Commissioner Young** seconded the motion.

Roll call:

Butler	No
Cunningham	Yes
d’Hemecourt	Absent
Huval	Yes
Young	Yes

2. CASE #18-04-05BOA - Request: A Variance request from the Codes of Ordinances City of Covington, LA ;Appendix B - Comprehensive Zoning Ordinance of 2010; Part 3 Use Districts; Sec. 3.9 RS-1 single-family residential- 3.906- Performance standards-(4) Front yard. The request is for a variance from the required front building lines of 20 feet from the property line to 0 feet from the front property lines. The property is Lot 1 of Square 1307 Division of New Covington, City of Covington, St. Tammany Parish, LA. The property is located at the corner of W. 13th Ave. and S. Jackson St. (Not Constructed).

Petitioner: Jeff & Hedi Shows

Owners: Jeff & Hedi Shows

Jeff Shows led the discussion.

Rod Rodrigue, City Attorney explained the applicate is asking for a hardship concerning the front setback line and whether the configuration for the square of the property is in conjunction with the location of Simpson Creek warranting the applicate to move his house up further.

Commissioner Huval made a motion to approve the variance request as presented. **Commissioner Young** seconded the motion.

Roll call:

Butler	Yes
Cunningham	Yes
d'Hemecourt	Absent
Huval	Yes
Young	Yes

Other Business-

City Planner, Nahketah Bagby informed the Commissioners of the 2018 Louisiana Code of Governmental Ethics Training; <https://eap.ethics.la.gov/ethicstraining/login.aspx>

Meeting adjourned at 6:30 P.M.