

BOARD OF ADJUSTMENT

Monday, August 19, 2019

@ 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
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

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

Roll Call:

Ms. Butler	Yes
Mr. Cunningham	Yes
Mr. d’Hemecourt	Absent
Mr. Huval	Yes
Ms. Young	Yes

Commissioners Present: Commissioner Butler, Commissioner Young, Commissioner Huval and Commissioner Cunningham

Commissioners Absent: Commissioner d’Hemecourt

Staff Present: Nahketah Bagby, City Planner, Rod Rodrigue, City Attorney and JoAnn Rucker, Secretary.

A Moment of Silence was observed.

The Pledge of Allegiance was led by Commissioner Jan Butler.

Commissioner Huval made a motion to approve the minutes from the April 15, 2019 BOA meeting. **Commissioner Young** seconded the motion.

Roll call:

Ms. Butler	Yes
Mr. Cunningham	Yes
Mr. d’Hemecourt	Absent
Mr. Huval	Yes
Ms. Young	Yes

Cases:

1. Case # 19-08-06BOA Request: A variance request from the Codes of Ordinances City of Covington, LA -Chapter 18 - Buildings and Building Regulations-Article IV- Fill Regulations- Sec. 18-152. - Fill placement requirements for all zoning districts and flood zones and Sec. 18-153. - Criteria for fill placement for all zoning districts and flood zones.

The request is for a 1.31 acres (lot # 297-A of Flower Estates) for a proposed automotive repair business (Firestone) The site is adjacent to the existing Auto Zone on LA. Hwy. 21.

Petitioner: CEI Engineering -Chris Harty

Owner: Maryann & Bobby, LLC

Mr. Seth Lane with Concept Development, Inc. led the discussion. **Mr. Chris Harty, Engineer for CEI-Engineering and Petitioner for Case #19-08-06BOA** made a brief statement.

Mr. Daniel Hill, City Engineer verified the City of Covington Ordinance on contained fill and uncontained fill.

Mrs. Nahketah Bagby, City Planner made a brief statement.

Mr. Rod Rodrigue, City Attorney made a brief statement.

Mr. Greg Lukin and Mr. David Hardin co-owners of the Firestone Automotive Center located at 71329 Hwy 21, Covington, La. 70433 expressed their concerns of another proposed Firestone Automotive Center being located one half mile from the existing Firestone Automotive. They also stated that according to the Firestone Guidelines, there is a two mile location policy.

Mr. Ricky Wendel, a homeowner in Flowers Estates Subdivision which is located near the site, spoke of his concerns.

Commissioner Cunningham made a motion to approve the requested variances. **Commissioner Huval** seconded the motion.

Roll call:

Ms. Butler	No
Mr. Cunningham	Yes
Mr. d’Hemecourt	Absent
Mr. Huval	Yes
Ms. Young	No

Pursuant to Roberts Rule of Order, since a tie vote is not a majority, the motion failed. Case # 19-08-06BOA was DENIED.

2. Case #19-08-07BOA Request: A variance request from Appendix B – Comprehensive Zoning Ordinance Part 3- Use Districts -Sec. 3.8 RSL single –family residential- existing small lots - 3.806. Performance Standards # 6 Rear yard for Lot 11-A from the required 18 feet minimum setback required to 13 feet for the proposed house.

Lot 11-A is located in Sq. 15 Division of New Covington , City of Covington, St. Tammany Parish. **The property’s address is 927 West 33rd Ave. and is located near the corner N. Fillmore Street and W. 33rd Avenue.**

Petitioner: Bryan Burns – West 30’s Redemption Company
Owner: West 30’s Redemption Company

Mr. Cecil Hudson, Contractor led the discussion.

Commissioner Young made a motion to approve **Case# 19-08-07BOA. Commissioner Huval** seconded the motion.

Roll call:

Ms. Butler	Yes
Mr. Cunningham	Yes
Mr. d’Hemecourt	Absent
Mr. Huval	Yes
Ms. Young	Yes

Other Business-

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

There being no further business the meeting was adjourned at 6:24 pm.