

BOARD OF ADJUSTMENT

Monday, February 26, 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
EDMOND d’HEMECOURT
JOSEPH CUNNINGHAM
KEITISHA YOUNG

Staff

NAHKETAH BAGBY, CITY PLANNER
JULIAN 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	Yes
Huval	Yes
Young	Yes

Commissioners Present: Jan Butler, Joseph Cunningham, Keitisha Young, Thomas Huval, and Edmond d’Hemecourt

Commissioners Absent: None

Staff Present: Nahketah Bagby, JoAnn Rucker, Daniel Hill, Christopher Brown and Julian “Rod” Rodrigue

Commissioner Cunningham made a motion to approve the November 20, 2017 meeting minutes, seconded by **Commissioner Young**.

1. CASE# 18-02-01BOA 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 (5) Side yard setbacks for proposed Lot 7-A in conjunction with the re-subdivision request to resub a portion of Lots 7, 8 and 9 into lots 7-A, 8-A and 8-B , Sq. 3101 Division of New Covington , City of Covington, St. Tammany Parish. The variance requests are the following for 7-A:

- From the Required Street Side Yard Setback - 8 feet minimum to 2.6 feet for an existing house.
- From the Required Interior Side Yard Setback - 5 feet minimum to 4.7 feet for an existing house.

The property is located at the corner of W. 32 Ave. and N. Taylor St.

Petitioner: Bryan Burns – West 30’s Redemption Company

Owner: Miasha Harrell-Bijou

Zoning: RS-L (single-family residential)

Mr. Bryan Burns led the discussion.

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

Roll call:

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

2. CASE# 18-02-02BOA Request: A variance request from the Codes of Ordinances City of Covington, LA -Chapter 18 - Buildings and Building Regulations-Article IV- Fill Regulations-Sec. 18-153- (b),(c) and (e). Specifically in regards to sloping fill and swales.

The property is located at 45 Karen Drive –Lot 9 River Forest Estates.

Petitioner: Keith Schleusener

Owner: Keith Schleusener

Zoning: RLL (Single Family Residential) existing large lot District.

Mr. Rykert Toledano, Attorney at Law, led the discussion. **Christopher Brown, Building Official for the City of Covington and Rod Rodrigue, City Attorney** spoke briefly on this case.

Commissioner d’Hemecourt made a motion to approve the variance request as presented. **Commissioner Butler** seconded the motion.

Roll call:

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

3. 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.

Petitioner: Darrell Fussel

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

Zoning: PCUD –Sq. 1907

Mr. Alvin Dupre, Attorney at Law, representing the applicant, Square 1907, LLC, is requesting a variance of the current fill ordinance for the proposed front parking lot area along Tyler Street.

There was a lengthy discussion between **Building Official Christopher Brown, City Engineer Daniel Hill, City Attorney Rod Rodrigue**, representatives for the applicant and the **Commissioners** on Case # 18-02-03BOA.

Commissioner d' Hemecourt made a motion to table Case # 18-02-03BOA pending City Engineer's Analysis of the proposed fill for the project site.
Commissioner Young seconded the motion.

Roll call:

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

Other Business- 2018 Louisiana Code of Governmental Ethics Training
<https://eap.ethics.la.gov/ethicstraining/login.aspx>

Meeting adjourned at 6:47P.M.