

BOARD OF ADJUSTMENT

Monday, July 16, 2018, 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“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	Yes
Huval	Yes
Young	Yes

Commissioner Butler asked for a moment of silence for our men in uniform and ask Commissioner Huval to lead the Pledge of Allegiance.

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

Commissioners Absent: None

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

Commissioner d’Hemecourt made a motion to approve the June 18, 2018 meeting minutes, seconded by **Commissioner Young**. Voice vote 5-0.

1. **Case# 18-07-07BOA-Request:** A series of variance requests from the Codes of Ordinances City of Covington, LA; Appendix B - Comprehensive Zoning Ordinance of 2010; Part 3 Use Districts-Sec. 3.15 CO commercial office/professional and Part 4 General Provisions - Sec. 4.2 Landscaping- 4.208 Street Planting Requirements. The request are the proposed office building to be located at 106 South Madison Street being Lot 10 in Sq. 2001 Division of New Covington, City of Covington, St. Tammany Parish, Louisiana.

Petitioner: Paul Snow

Owner: Paul Snow

Mr. Paul Snow led the discussion on Case# 18-07-07BOA.

Jason Zuckerman, Architect gave a brief statement.

Rod Rodrigue, City Attorney put the Case# 18-07-07BOA in prospective of the variance request.

Commissioner Huval made a motion to approve the requested variances to allow the encroachment into the required 10 foot setback and both the Madison Street and the interior side of the property as well as the request to go from 10 parking spaces to 9 parking spaces. **Commissioner Young** seconded the motion.

Roll Call:

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

- 2. Case# 18-07-08BOA- Request:** A variance request from the Codes of Ordinances City of Covington, LA; Appendix B - Comprehensive Zoning Ordinance of 2010; Part 3 Use Districts- CN Sec. 3.1604. Performance Standards to allow a proposed Pediatrician Medical Office Building to exceed the CN Zoning District’s 5,000 sq. ft. -nonresidential structures’ building area requirement. The proposed Pediatrician Medical Office Building will 5,350 sq. ft. The proposed Pediatrician Medical Office Building will be located on Lot 3 and Lot 4 in Square 1807 Division of New Covington, City of Covington, St. Tammany Parish, and Louisiana. The property is located at the corner of W. 18th Ave. and Tyler St.

Petitioner: Jeffrey Schoen

Owner: Medstate, L.L.C.

Zoning: CN- (Neighborhood Commercial)

Mr. Jeffery Schoen, Attorney for Medstate, LLC led the discussion.

Mr. Rod Rodrigue gave a brief discussion on the case.

Mr. Robert Bailey, a neighbor residing at 803 W 18th Avenue catty corner Square 1807 was concerned of the footprint of the overall layout of the property.

Commissioner Cunningham made a motion to accept the variance request. Commissioner Young seconded the motion.

Commissioner Huval Recused himself from the final vote due to his affiliation with the petitioner.

Roll Call:

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

- 3. Case# 18-07-09BOA -Request: (PETITIONER HAS REQUESTED THIS CASE BE TABLED)** A series of variance requests from Appendix B – Comprehensive Zoning Ordinance Part 3- Use Districts -Sec. 3.8 RSL single – family residential- existing small lots - 3.806. Performance for proposed Lot 3-A and 3 –B. The property is located in Square 2908, Division of New Covington in

the City of Covington, St. Tammany Parish. The Petitioner is proposing to re-subdivide Lot 3 into Lot 3-A and Lot 3-B.

Petitioner: Bryan Burns – West 30’s Redemption Company
(PETITIONER HAS REQUESTED THIS CASE BE TABLED)

Owner: Dwight Robertson - Executor

Note: Any request by a petitioner that the *Commission* table action for an advertised case will be considered at the discretion of the *Commission*.

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

Commissioner d’Hemecourt made a motion to table Case # 18-07-09BOA. Commissioner Huval seconded the motion.

- **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 5:58 P.M.