

# BOARD OF ADJUSTMENT MINUTES

Monday, August 20, 2018  
@ 5:30 P.M.

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:

<b>Butler</b>	Yes
<b>Cunningham</b>	Yes
<b>d’Hemecourt</b>	Yes
<b>Huval</b>	Yes
<b>Young</b>	Yes

**Commissioner Butler** asked 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 Young** made a motion to approve the July16, 2018 meeting minutes, seconded by **Commissioner Huval**. Voice vote 5-0.

1. **Case# 18-08-10BOA Request:** A variance request from Appendix B – Comprehensive Zoning Ordinance Part 3- Use Districts -Sec. 3.9 RS-1 single – family residential- 3.906. Performance Standards # 4 Front Yard setback from the required 20 feet front yard setback to a 5 feet front yard setback for the placement of a in ground pool and deck. In addition, a variance request from Part 4 General Provisions –Sec 4.3 Accessory uses regulations –Sec 4.305 Development Standards to allow an accessory use to be located in the front yard setback. Also, a variance request from Sec. 4.702 Fence Height Restrictions from the height limitation of four feet within the front yard setback lot areas. The property is located at 1923 S. American St. and is Lot 5-A in Square 202- Division of New Covington- in the City of Covington- St. Tammany Parish, Louisiana. The property is at the corner of 2<sup>nd</sup> Avenue and S. America St.

**Petitioner:** Kasey and Kate Barnes

**Owner:** Kasey and Kate Barnes

**Zoning:** RS-1 single –family residential

**Mr. Kasey Barnes** led the discussion and presented his case.

**Mr. Joe Crowton**, pool contractor spoke briefly on the plan for the pool.

**Sophie Santopadre**, a neighbor to Mr. Barnes stated concerns about the project and the proposed 8-foot fence in the front yard setback.

**Rod Rodrigue, City Attorney and Nahketah Bagby, City Planner** gave a brief statement concerning the property.

**Commissioner Huval** made a motion to approve the requested variance subject to the homeowner's agreement to move the fence one foot in from the property line to allow sufficient space for appropriate planting of trees or shrubbery to mitigate the effect of the fence and to grant the variance relative to the side yard setback and the fence height. **Commissioner Young** seconded the motion.

**Roll call:**

<b>Butler</b>	Yes
<b>Cunningham</b>	Yes
<b>d'Hemecourt</b>	Yes
<b>Huval</b>	Yes
<b>Young</b>	Yes

2. **Case Number 18-07-09BOA (Tabled in July) Request:** Due to new ownership and the results of the information learned from the City's water and sewer determination process, the request had to be amended. The amended request is -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. Lot 2-A Lot 2-B, 3-A, 3-B, 9 -A, 9-B and 10 -A in Square 2908, Division of New Covington in the City of Covington, St. Tammany Parish. The property is existing 60 x 140 lots fronting W. 29<sup>th</sup> Ave., Joes Drive and W. 30<sup>th</sup> Ave. The existing single homes located at 1023 W 30<sup>th</sup> Ave. 1021 W. 30<sup>TH</sup> Ave. 1019 Joes Dr., 1017 Joes Dr., 1015 Joes Drive and 102 W. 29<sup>th</sup> Ave. planned for demolition.

The Petitioner is proposing to re-subdivide Lot 2, 3, 9, and 10 into Lot 2-A, Lot 2-B, 3-A, 3-B, 9-A, 9-B and 10-A in Square 2908, Division of New Covington in the City of Covington, St. Tammany Parish.

The variance requests are as follows:

- **Proposed Lot 2-A (RSL Single Family Detached)**  
**Depth:** Required 90 feet minimum to 61.77 and 60.06 feet.
- **Proposed Lot 2-B (RSL Single Family Detached)**  
• Required 90 feet minimum to 73.84 and 70.94 feet.
- **Proposed Lot 3-A (RSL Single Family Detached)**  
**Depth:** Required 90 feet minimum to 69.06 feet and 69.06 feet.
- **Proposed Lot 3-B (RSL Single Family Detached)**  
**Depth:** Required 90 feet minimum to 70.94 feet and 70 feet.
- **Proposed Lot 9-A (RSL Single Family Detached)**  
**Depth:** Required 90 feet minimum to 75.86 feet and 75.86 feet.
- **Proposed Lot 9-B (RSL Single Family Detached)**  
**Depth:** Required 90 feet minimum to 66.61 feet and 66.90 feet.
- **Proposed Lot 10-A (RSL Single Family Detached)**  
**Depth:** Required 90 feet minimum to 75.95 feet and 75.86 feet.

**Petitioner:** Bryan Burns – West 30's Redemption Company

**Owner:** Bryan Burns West 30's Redemption Company (**New Owner**)

**Mr. Bryan Burns** led the discussion on this case.

**Commissioner d’Hemecourt** made a motion to approve the requested variances.  
**Commissioner Young** seconded the motion.

**Roll call:**

<b>Butler</b>	Yes
<b>Cunningham</b>	Yes
<b>d’Hemecourt</b>	Yes
<b>Huval</b>	Yes
<b>Young</b>	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 6:15 P.M.