

# BOARD OF ADJUSTMENT

Monday, March 20, 2017

@ 5:30 P.M.

REGULAR MEETING MINUTES

CITY COUNCIL CHAMBERS

222 EAST KIRKLAND STREET

Covington, Louisiana

## BOA Members

JAN BUTLER – VICE CHAIRPERSON  
JOSEPH CUNNINGHAM  
EDMOND d'HEMECOURT  
THOMAS HUVAL  
KEITISHA YOUNG

## Staff

NAHKETAH BAGBY, CITY PLANNER  
JULIAN RODRIGUE, CITY ATTORNEY  
ASHLEY RUSSELL, SECRETARY  
DANIEL HILL, CITY ENGINEER

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

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

**Commissioners Absent:** None

**Commissioner d'Hemecourt** made a motion to approve the November 21, 2016 meeting minutes, seconded by **Commissioner Cunningham**. Roll call:

**Butler** Yes

**Cunningham** Yes

**d'Hemecourt** Yes

**Huval** Yes

**Young** Yes

**1. Case No. 17-03-01BOA -VARIANCE REQUESTS-** A variance request from Appendix B Comprehensive Zoning Ordinance, Part 4. General Provisions, Sec. 4.305. Accessory Use Regulations Development Standards to allow a detached garage to encroach closer than three feet from the rear lot line setback. A variance request from Appendix B Comprehensive Zoning Ordinance, Part 4. General regulations to allow the front steps and raised landings, to project more than four feet into front yard setback and to allow the detached garage to encroach closer than three feet from the rear lot line setback. The property is located at 610 E. 10<sup>th</sup> Ave., Covington, LA.

**Petitioner:** Joshua Braswell

**Owner:** Beverly Hobbs Shea

**Commissioner Butler** led a discussion regarding the variance requests.

**Nahketah Bagby** gave an overview of the case presented and stated that the first two variance requests have been resolved. The only variance request before the Board this evening is the variance request for the front steps.

**Commissioner Cunningham** made a motion to approve the variance request for the front steps, seconded by **Commissioner d’Hemecourt**. Roll call:

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

**2. Case No. 17-03-02BOA -VARIANCE REQUESTS-** 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, Sec. 3.806. Performance standards and from Part 4. General Provisions, Sec. 4.1 Off-street parking for proposed Lots 10B, 10-D, 10-A and 10-C. The property is Lot 10 in Sq. 2706, Division of New Covington located in Section 41, Township 6 South, Range 11 East, in the City of Covington, St. Tammany Parish. The petitioner is proposing to resubdivide Lot 10 into Lot 10-A, 10-B, 10-C and 10-D.

The property is an existing 60 x 140 lot fronting N. Tyler St. between W. 28<sup>th</sup> Ave. and Dutch Alley. The existing two single homes are 625 and 627 W. 28<sup>th</sup> Ave. The two existing duplexes are 622 and 624 Dutch Alley and 720 and 722 N. Tyler St.

**Petitioner:** Bryan Burns  
**Owner:** Billabong Properties, LLC

**Commissioner Butler** led a discussion regarding the variance requests.

**Nahketah Bagby and Rod Rodrigue** gave an overview of the case presented.

**Commissioner d’Hemecourt** made a motion to approve the variance requests, seconded by **Commissioner Huval**. Roll call:

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

**Other Business-** None

Meeting adjourned at 6:04 P.M.