

# BOARD OF ADJUSTMENT

Monday, September 21, 2020

6:00PM

REGULAR MEETING MINUTES

CITY COUNCIL CHAMBERS

222 EAST KIRKLAND STREET

Covington, Louisiana

**THE COMPLIANCE WITH PHASE 3 OF GOVERNOR EDWARDS REOPENING OF THE STATE PRACTICING SOCIAL DISTANCING AND RECOMMENDING FACE MASK TO BE WORN IN THE COUNCIL CHAMBER WAS ENFORCED DURING THIS MEETING.**

## BOA Members

JAN BUTLER – CHAIRPERSON  
THOMAS HUVAL- VICE CHAIRPERSON  
EDMOND d’HEMECOURT  
JOSEPH CUNNINGHAM

## Staff

NAHKETAH BAGBY, CITY PLANNER  
JULIAN“ROD” RODRIGUE, CITY ATTORNEY  
JOANN RUCKER, SECRETARY  
CHRISTOPHER BROWN, BUILDING OFFICIAL  
CALLIE BAKER, CITY ENGINEER  
BONNIE CHAMPAGNE, CITY CLERK

**Commissioner Jan Butler** called the meeting to order at 6:00PM

<b>Ms. Butler</b>	Yes
<b>Mr. Cunningham</b>	Yes
<b>Mr. d’Hemecourt</b>	Absent
<b>Mr. Huval</b>	Yes

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

**Commissioners Absent:** Commissioner d’Hemecourt

**Staff Present:** Nahketah Bagby, City Planner; Rod Rodrigue, City Attorney and Bonnie Champagne, City Clerk

**Staff Absent:** JoAnn Rucker, Secretary

**Commissioner Jan Butler** led the Pledge of Allegiance.

**Commissioner Huval** made a motion to approve the meeting minutes from June 15, 2020 meeting. **Commissioner Cunningham** seconded the motion.

### **Roll Call:**

<b>Ms. Butler</b>	Yes
<b>Mr. Cunningham</b>	Yes
<b>Mr. d’Hemecourt</b>	Absent
<b>Mr. Huval</b>	Yes

## VI **BOA CASES:**

**Commissioner Butler**, Chairwoman of the BOA board made a request to hear case # 20-09-07BOA first due to see if Commissioner d’Hemecourt would show for the meeting because one of the commissioners present would have to recuse himself from Case # 20-09-06BOA and there was only three Board members present so there would not be a quorum for Case # 20-09-06BOA.

**Commissioner Huval** made a motion to hear Case # 20-09-07BOA before Case#20-09-06BOA. **Commissioner Cunningham** seconded the motion.

**Roll Call:**

<b>Ms. Butler</b>	Yes
<b>Mr. Cunningham</b>	Yes
<b>Mr. d’Hemecourt</b>	Absent
<b>Mr. Huval</b>	Yes

**2. Case No. 20-09-07BOA Request:** A variance request from Appendix B – Comprehensive Zoning Ordinance Part 3- Use Districts -Sec. 3.11 RLL(Large Lots single-family residential) – 3.1106 Performance standards (6) Rear Yard Setbacks- from the required a minimum depth of 25 feet to 16 feet. The request is for a second story addition over the rear section of the house. The rear section of the house is non-conforming for it encroaches into the require rear yard setback. The municipal address is 40 Kathleen Drive.

**Petitioner:** Anthony Avallone and Ann Avallone

**Owner:** Anthony Avallone and Ann Avallone

**Mr. Anthony Avallone**, petitioner and owner of the property, presented Case# 20-09-07BOA.

**Nahketah Bagby, City Planner** stated for the record that this variance request was just for the rear yard adjustment. The addition will have to meet the building codes that are required into the unit for the fact that you will not be able to have a full functioning kitchen under our zoning code.

**Commissioner Cunningham** made a motion to approve Case 20-09-07BOA. **Commissioner Butler** seconded the motion.

**Roll call:**

<b>Ms. Butler</b>	Yes
<b>Mr. Cunningham</b>	Yes
<b>Mr. d’Hemecourt</b>	Absent
<b>Mr. Huval</b>	Yes

**1. Case No. 20-09-06BOA - Request:** A variance request from Appendix B – Comprehensive Zoning Ordinance Part 3- Use Districts -Sec. 3.11 RLL (Large Lots single-family residential) – 3.1106 Performance standards (2) Lot width from the required minimum width of 140 feet to 125 feet. The request is for the proposed Lot A - Milling Tract which fronts on South American Street.

**Petitioner:** Joe Mann, Jr.

**Owner (s):** Robert Clay Milling, Michael Delery Milling and Roswell King Milling Jr.

**Since there was not a quorum for this case, it could not be heard. A special meeting will be scheduled for this case.**

**Rod Rodrigue, City Attorney** stated Commissioner d’Hemecourt was still in New Orleans and will not make it to the meeting noting Mrs. Bagby will give a few options to hear this case.

**Mrs. Bagby** stated Commissioner d’Hemecourt asked to give the board his apology. He completely forgot about the meeting due to circumstances he was dealing with in New Orleans.

**Commissioner Butler** stated the board would be willing to set up a special meeting for the petitioners to present their case and was letting Mrs. Bagby take care of the scheduling of this meeting.

**Commissioner Cunningham** stated he was available either Thursday or Friday of this week.

The petitioners agreed and Mrs. Bagby was going to make the arrangements and contact the BOA commissioners and the petitioners for the time.

**Commissioner Cunningham** made a motion to adjourn. **Commissioner Butler** seconded the motion.

**Other Business- None**

**There being no further business the meeting was adjourned at 6:12pm.**