

# BOARD OF ADJUSTMENT

MONDAY, FEBRUARY 8, 2021

6:00PM

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  
COREY HIMES

## Staff

NAHKETAH BAGBY, CITY PLANNER  
JOANN RUCKER, SECRETARY  
ADRIEN “ROD” RODRIGUE, CITY ATTORNEY

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

### Roll call:

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

**Commissioners Present:** Commissioner Butler, Commissioner de’Hemecourt and Commissioner Cunningham, Commissioner Huval, Commissioner Himes

**Commissioners Absent:** None

**Staff Present:** Nahketah Bagby, City Planner; and JoAnn Rucker, Secretary

**Commissioner Jan Butler** led a moment of silence and the Pledge of Allegiance.

**Commissioner Huval** made a motion to approve the meeting minutes from the January 11, 2021, regular meeting. **Commissioner Himes** seconded the motion.

### Roll call:

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

**The January 11, 2021, Meeting Minutes were approved by a vote of 5 – 0**

**Commissioner Jan Butler** Congratulated Secretary JoAnn Rucker on her promotion to Clerk of City Council

### CASES:

**1. 21-01-02 BOA:** Tabled from January Meeting - 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 for proposed Lot 6-A and Lot 6-B. In conjunction with the proposed subdivision request to re-subdivide Lot 6 into Lots 6- A and 6- B 1 in Sq. 15, Division of New Covington, City of Covington, St. Tammany Parish. The variance requests are in relationship to setbacks requirements for two new proposed single-family homes. In addition, a variance request from Part 4 General Provisions, Sec. 4.5. - Supplemental lot, yard, and open space regulations (4) Steps and raised landings.

**The property is located at the corner N. Taylor St. and W. 32<sup>nd</sup> Ave. The three (3) existing homes are to be demolished.**

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

**Owner:** Linda Accardo

Mr. Bryan Burns spoke explaining the request and progress of West 30’s Redemption Company

Commissioner Butler asked the City Attorney to clarify the request and how it affects the nonconforming status. Mr. Rodrigue, City Attorney explained that by granting this request the Board would be improving the non-conforming issues of the property since currently, there are 3 non-conforming houses on one lot of record

Commissioner Huval confirmed that there are 4 variances for this request (2 on each property) depth of lot, front yard setback and rear yard setback and 5’ for the new front yard for the steps/stairs

**Commissioner Huval** made a motion to accept as requested. **Commissioner D’Hemecourt** seconded the motion.

**Roll call:**

<b>Ms. Butler</b>	<b>Yes</b>
<b>Mr. Cunningham</b>	<b>Yes</b>
<b>Mr. d’Hemecourt</b>	<b>Yes</b>
<b>Mr. Huval</b>	<b>Yes</b>
<b>Mr. Himes</b>	<b>No</b>

**2. 21-01-03 BOA -Tabled from January meeting** - 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 for proposed Lot 10-A, Lot 10-B, Lot 11-A and Lot 11 B. In conjunction with the proposed subdivision request Lots 10 and half of Lot 11 in Sq. 15, Division of New Covington, City of Covington, St. Tammany Parish. The variance requests are in relationship to setbacks requirements for two new proposed single-family homes. In addition, a variance request from Part 4 General Provisions, Sec. 4.5. - Supplemental lot, yard, and open space regulations (4) Steps and raised landings. **The property is located between W. 33<sup>rd</sup> Ave., Schoultz Drive (Alley), N. Filmore and N. Taylor St.**

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

**Owner:** West 30’s Redemption Company

**Mr. Burns** spoke explaining the request

**Commissioner Cunningham** made a motion to accept as requested. **Commissioner D’Hemecourt** seconded the motion.

**Roll call:**

<b>Ms. Butler</b>	<b>Yes</b>
<b>Mr. Cunningham</b>	<b>Yes</b>
<b>Mr. d’Hemecourt</b>	<b>Yes</b>
<b>Mr. Huval</b>	<b>Yes</b>
<b>Mr. Himes</b>	<b>No</b>

**21-02-04 BOA:** A variance request from Appendix B –Comprehensive Zoning Ordinance Part 6- Covington Sign Regulations -Sec. 6.105 Exempt Signs - #D A vertical flagpole must be setback from all property boundaries a distance at least equal to the height of the flagpole. The request is an alternate location of a flagpole that is not equal distance to the height of the flagpole from the propriety line. The distance from the neighboring property lines to the proposed flagpole location is proposed to be is 34 feet and 32 feet respectively.

The property is Covington Self Storage a self-storage development-under construction at 1021 Ronald Regan Hwy.

**Petitioner:** Jeremy Cox- Kent Construction

**Owner:** Bluegrass Holding, LLC

**Steven Camp explained the request.**

**Commissioner Butler** made a motion to accept as requested. **Commissioner Huval** seconded the motion.

**Roll call:**

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

**Other Business-**

- **Mrs. Bagby notified the Commission there would be no Board of Adjustments meeting in July, however an August meeting is scheduled for March 15, 2021, at 6:00 PM. – 4 cases on that agenda.**

**And reminded everyone to complete their ethics training by the end of February.**

**There being no further business the meeting was adjourned at 6:36pm.**