

BOARD OF ADJUSTMENT

MONDAY, DECEMBER 20, 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
JULIAN J. RODRIGUE, CITY ATTORNEY
ELLEN C. AGEE, SECRETARY

NOTE: Due to the rise in Covid cases, seating will be limited to COVID-19 capacity guidelines and standing will not be allowed. Attendees will be required to wear a face mask or face covering inside the Council Chamber

Commissioner Jan Butler called the meeting to order at 6:01 PM

Roll call:

Ms. Butler	Here
Mr. Cunningham	Here
Mr. d’Hemecourt	Here
Mr. Huval	Here
Mr. Himes	Here

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

Commissioners Absent: None

Staff Present: Nahketah Bagby, City Planner; Julian J. Rodrigue, City Attorney and Ellen Agee, Secretary

Commissioner Butler made a motion to approve the meeting minutes from the October 18, 2021, regular meeting. **Commissioner Cunningham** seconded the motion.

Roll call:

Ms. Butler	Yes
Mr. Cunningham	Yes
Mr. d’Hemecourt	Yes
Mr. Huval	Yes
Mr. Himes	Yes

The October 18, 2021, Meeting Minutes were approved by a vote of 5-0

CASES:

1. Case No. 21-12-14 BOA: 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 #4 Front Yard Setback and #6 Rear Yard Setback for Lot 2-A, Lot 3-A and Lot 9-B in Square 2908 Division of New Covington, City of Covington, St. Tammany Parish. The variance requests are in relationship to the front and rear yard setbacks requirements for three single-family homes that will be relocated to Lot 2-A, Lot 3-A and Lot 9-B in Square 2908 Division of New Covington.

The lots are located off Joes Drive. The municipal addresses are 1017 Joes Dr. (Lot 2-A), 1015 Joes Dr. (Lot 3-A) and 1019 Joes Dr. (Lot 9-B).

The variance requests are the following:

3.806. Performance standards

1. Lot 2-A - 1017 Joes Dr.
 - From the required Front Yard setback of 15 feet to 10 feet for proposed house.
 - From the required Rear Yard setback of 18 feet to 7 feet for proposed house.

2. Lot 3-A -1015 Joes Dr.
 - From the required Front Yard setback of 15 feet to 12 feet for proposed house.
 - From the required Rear Yard setback of 18 feet to 7 feet for proposed house.

3. Lot 9-B -1019 Joes Dr.
 - From the required Front Yard setback of 15 feet to 7 feet for proposed house.
 - From the required Rear Yard setback of 18 feet to 7 feet for proposed house.

Petitioner: Bryan Burns – West 30’s Redemption Company

Owner: Bryan Burns – West 30’s Redemption Company

Commissioner Butler made a motion to deny as requested stating the petitioner failed to show a hardship.

Commissioner Himes seconded the motion.

Roll call:

Ms. Butler	Yes
Mr. Cunningham	No
Mr. d’Hemecourt	No
Mr. Huval	No
Mr. Himes	Yes

Motion failed with a 2 -3 vote

Commissioner Hubal made a motion to approve as requested.

Commissioner d’Hemecourt seconded the motion

Roll call:

Ms. Butler	No
Mr. Cunningham	Yes
Mr. d’Hemecourt	Yes
Mr. Huval	Yes
Mr. Himes	No

The motion passed with a 3-2 vote

Case No. 21-12-15 BOA: Request: 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 # 3 Lot Depth and #4 Front Yard Set Back* for proposed Lot 1- A. A variance request from Sec. 3.21. - OS open space/recreation- 3.2104 Performance Standards #5 from the 50 feet facility setback requirement for Lot 1-B.

The variance requests are in conjunction with a proposed subdivision request to re-subdivide Lot 1 into Lots 1-A and Lot 1-B in Sq. 15 Division of New Covington, City of Covington, St. Tammany Parish In addition, a zoning request is needed for Lot 1-B to rezone the proposed Lot 1-B to - OS open space/recreation for a pocket park.

The property is located at the corner N. Filmore St., Schoultz Dr. and W. 32nd Ave and the municipal address is 1216 N. Filmore St.

The variance requests are the following:

3.806. Performance standards -# 3 Lot Depth and #4 Front Yard Set Back.

Proposed Lot 1-A

- From the required lot depth of 90 feet to 70.0 feet.
- From the required front yard setback of 15 feet to 10 feet for the house.

3.2104 Performance Standards A variance request from Sec. 3.21. - OS open space/recreation- 3.2104 Performance Standards #5

Proposed Lot 1-B- Proposed Pocket Park (Note: The property will need to be rezoned to OS open space/recreation.)

- Facility setbacks: All outdoor activity facilities, such as playgrounds, swimming pools, basketball courts, tennis courts, or baseball fields must be set back 50 feet from any residentially zoned property.

Petitioner: Bryan Burns – West 30’s Redemption Company

Owner: West 30’s Redemption Company

Commissioner d’Hemecourt made a motion to deny as requested.

Commissioner Butler seconded the motion

Roll call:

Ms. Butler	Yes
Mr. Cunningham	Yes
Mr. d’Hemecourt	Yes
Mr. Huval	Yes
Mr. Himes	Yes

Motion passed with a 5-0 vote

CASE NUMBER 21-12-16 BOA Request: 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 -# 3 Lot Depth for proposed Lot 12-A and Lot 12-B in Square 3100 Division of New Covington. The variance request is in conjunction with a proposed subdivision request to re-subdivide Pt of Lot 12 in Square 3100 measuring 20’ x 85’ (Mike Muse), Pt of Lot 12 in Sq. 3100 measuring 55’ x 50’ and Pt of Lot 12 in Sq. 3100 measuring 85’ x 30’ (West 30’s Redemption Company) into Lot 12-A and Lot 12-B in Sq. 3100 Division of New Covington, City of Covington, St. Tammany Parish.

The property is located at the corner N. Taylor St. and W. 32nd Ave.

The variance requests are the following:

3.806. Performance standards # 3 Lot Depth

Proposed Lot 12-A

- From the required lot depth of 90 feet to 70 feet.

Proposed Lot 12-B

- From the required lot depth of 90 feet to 70 feet.

Petitioner: Bryan Burns – West 30’s Redemption Company

Owner(s): Bryan Burns – West 30’s Redemption Company

(Part of Lot 12) and Mike Muse (Part of Lot 12) Sq. 3100 Division of New Covington, City of Covington, St. Tammany Parish.

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

Roll call:

Ms. Butler	Yes
Mr. Cunningham	Yes
Mr. d’Hemecourt	Yes
Mr. Huval	Yes
Mr. Himes	Yes

Other Business-

- **Mrs. Bagby notified the Commission there would be a BOA meeting on January 10, 2022, and reminded everyone that ethics training starts again in January.**

There being no further business the meeting was adjourned at 7:28 pm.