



**OFFICIAL MINUTES
BOARD OF AJUSTMENTS**

April 22, 2009

Members present: Malcolm Hodnett, Gary McNeal, Nathan Oubre, and Rudy Soignet
Members absent: Foye Lirette, Clarence Savoie and Mark Tortorich
Also Present: Errol Price, Zoning Administrator and Ruby Maggio, Secretary

Mr. Hodnett stated we'll go straight to the agenda.

The first item was to consider a request by Daigle, Himel, Daigle Physical Therapy to be allowed to place two 15 sq. ft. signs on building to replace broken sign & also name signs on building located at 808 Bayou Lane (R-1 Zoning District). Mr. Ed Himel came forward and stated I am one of the owners of Daigle, Himel, Daigle Physical Therapy and basically what we want to do is a little sign change on the building that has been there since I guess 1977. So there is an old sign that was there and that building also always had two businesses in it so basically what I am asking to do is replace basically two signs, one on either side of the building. Within the stated ordinances I understand it a fifteen square foot sign with 3 x 5; the sign design would be a flat metal painted sign, so no lights or anything like that and it would be a painted sign, I see you are looking at the deal there. Mr. Hodnett replied right, we've got it. Mr. Himel stated I don't know if you all have, the building is a brick front with flat roof and it has two big sides with, I can kind of show you a little sketch drawing, I don't know if you all have a sketch drawing. Mr. Hodnett replied yes, we've got that too. Mr. Himel stated so we're looking to put, we have two entities there, we have a physical therapy practice and we have the wellness center which is sort of like a gym type thing. So the idea is to put the two, one on either side there for the two different businesses and basically it is a sign change, the other sign is old, it is an old wooden sign, it has old names, we've added on other professionals to the practice so we're just re-doing the sign. We have a professional logo that we've been having for years but we never put it up there, this is a sign that has been there probably I would guess 15 years or more, 20 years maybe. Actually what is there, there is one wooden sign with the name Physical Therapy Center and then it has three wooden signs with the names of the physical therapists on there and we have an addition of two or three other names on there so we re-designed everything and re-designing the practice and re-naming the practice as we had done I guess about 10 years, incorporated it and so we have a logo that we're going to go ahead and put up that we hadn't done before. Mr. Hodnett stated of course being in an R-1 you're only allowed one fifteen square foot... Mr. Price stated can I step in now, excuse me I don't like to interrupt but before we go too far, R-1 allows no signs. Mr. Hodnett replied that is true. Mr. Price stated R-2 allows you a 15 square foot sign in an R-2 and R-3; he's allowed no signs except to sell the place, as advisor to this board, the right way is to get him to planning and zoning and if he wants a sign, he has to get it re-zoned. You have the right to give him a variance but be careful what you're doing and you're not creating zoning issues. Mr. Hodnett replied ok, because we have had some instances in the past with R-1 and signage but we've re-worked the zoning ordinance now. Mr. Price stated that is correct, it has always been there but no we're actually trying to follow exactly what it says and it says R-1 District Regulations, no signs except for one non-illuminated sign for the sale of the on site property only. Mr. Himel asked what happens if you had an existing sign? Mr. Price replied as long as it stays up, you're fine, you're non-conforming, you can keep up the existing sign but once the existing sign goes you're not allowed to put up another sign. Mr. Hodnett stated let me ask you this, you had mentioned that it was a wood sign in a frame, if the frame, I'm just throwing this out as a question, if the frame, because in the past we've had non-conforming signs, if his frame stays can he, is that a case where he can re-face the sign? Mr. Price replied I say he can repair the sign all he can as long as he is not re-building it, I looked at the sign and what he has it is actually wood and he actually could paint it but as far as replacing the wood he is replacing the sign. Mr. Hodnett replied ok, so that is not a case like when we had... Mr. Price stated it is not a framed sign; he's got individual panels with the names on them. Mr. Hodnett replied ok, so what would be allowed then is he could paint over what is existing and paint new names on the existing sign only. Mr. Price replied that is correct. Mr. Hodnett replied otherwise then you have to go to planning and zoning. Mr. Price stated he'd have to go to planning and zoning and if he goes he is back to back with an R-3 Zone which would allow him 15 square feet. Mr. Hodnett replied ok, well in that case then do we even need to make any motion at all. Mr. Price stated like I said, you still have the right to give him a variance, it is advising you of what, I'm supposed to advise the Board that there is a possibility that you could be crossing into zoning issues, the district regulation says none, so you've got a hardship somewhere and you issue a variance for it, that is for you four members to decide. Mr. Hodnett stated Eddie how would that, the painting of the sign and re-doing the sign, how would that work? Mr. Himel replied well basically how we had the design here that really wouldn't work at all because the signs are wooden inlayed. Mr. Hodnett stated are routed outside. Mr. Himel replied well no, they are each, like he

said, they are wood panels in other words and it is carved, the name and business is carved into the wood and so you have a wood finish with an offsetting color to bring out what is carved in the wood. Mr. Hodnett replied ok, all right. Mr. Himel stated it is like a gold inlay that is carved into the wood, the lettering is carved into the wood and each one is individual and it kind of hangs on top of each others, so it is a completely different type of sign that we're looking to do. Mr. Hodnett stated in the past we've and I know that Errol mentioned that we've got none in R-1's but it is something the Board can consider, you know maybe there is, I'm just throwing this out, if the Board would want to consider one sign, you had mentioned right now there are two signs and there are two businesses in the building right now, right? Mr. Himel replied right. Mr. Hodnett stated and both signs are still on the building. Mr. Himel replied I have, the original signs that had been there, there were several businesses there, several doctor's offices and then another doctor's office had their billing department there for a while and we had signs up for each one of those, so each one replaced their sign as they came in and out. Mr. Hodnett replied right, one recent instance that I can recall is the building that had the sewing, that was in an R-1. Mr. Soignet stated that was across from St. Joseph. Mr. Hodnett replied across from St. Joseph and... Mr. McNeal stated they didn't put a sign up, though. Mr. Hodnett stated they put a sign... Mr. McNeal stated the existing sign was in the front though I thought. Mr. Hodnett replied yes, that sign was... Mr. Price stated if I talk I want to talk on the record that is why I don't want to discuss it with Rudy, he's asking me a question, I understanding what you are saying but what we try to do now is straighten up exactly what the ordinance says, you have the right to go out on a limb, you did it for State Farm, but that doesn't mean it was legal, he has got to realize that you're in a district that only allows a single family dwelling house; you have three businesses on that corner but they are all non-conforming. Mr. McNeal stated if something happened to that building, you can't re-build and have that business there, correct. Mr. Price replied that is correct, if you shut down for six months, nobody can re-open that business, when you're in a strict residential zone. Mr. Himel stated and that has been, that is not a recent thing, that has been on the city ordinance for years and years. Mr. Price replied yes. Mr. Soignet stated now we can't re-face those existing signs... Mr. Price replied I understand that you would have to actually see the signs, he actually can't re-face, the sign itself is the wood, it is carved with the names in it and painted so there is not much he can, he can re-paint the signs or re-carve but there is nothing much and I don't know what shape the wood is in. Mr. Himel asked if anybody ever attempted to re-zone that area. Mr. Price replied across the street they did, it was changed to an R-2 across the street and First American Bank was changed to an R-3, so all along North Acadia from Bayou Lane to North Acadia has been changed, it used to be an R-1 and now it is an R-2; in the back of you is an R-3. Mr. Himel replied yes. Mr. Price replied it is just along, all of Bayou Lane is an R-1. Mr. Himel replied right, right, until you get past, up to Acadian on the other side, basically across the street from there. Mr. Price stated across the street, the first lot is R-2, the empty lot is an R-2, you start with the first house it goes to an R-1. Mr. Himel replied got you and then on my side it is R-1 all the way. Mr. Price replied from the old tracks all the way, all the park, all of St. Joseph, everything all the way to the bayou is R-1. Mr. Hodnett stated well would you, one idea I have is that we could table this with the idea that if you want to pursue bringing it up before planning and zoning to see if they're agreeable to re-zoning your property and then if they are not, since we've tabled it, you could come back before us and see, you know let us know what planning and zoning has said either yea or nay, what do you all think about that? Mr. McNeal replied I agree. Mr. Soignet stated I think he needs to go to planning and zoning. Mr. Himel stated I can talk to the other business owners in the same area, I mean they would have the same issue. Mr. Price stated I was going to make a statement, I think I am wrong, that is fine you can table it, I was getting ready to say that if you table it and nothing changes he can't come back, but no, correct, if you vote on it then it's over with, but if you table it he can come back. Mr. Hodnett replied yes, ok, how does that sound to you? Mr. Himel replied it looks like we don't have much of a choice, that is our only choice right now. Mr. Hodnett stated because if we vote for it then it puts us in a bind that way and if we vote against it then it is a done deal and you're stuck with the signs; now planning and zoning would be your open, that would be a door that might be opened for you is to get that portion re-zoned. Mr. Himel replied right, you are still leaving me open with this committee but at the same time even if you did vote it down I would still have an avenue with the planning and zoning and I would have to come back. Mr. Hodnett replied well then your only avenue would be planning and zoning, the way I look at it right now is if we table it, you can go to planning and zoning and see if they are agreeable to re-zone it. Once they've re-zoned it then you wouldn't have to see us again. Mr. Himel replied it wouldn't be a problem. Mr. Hodnett stated it wouldn't be a problem because it would be part of and R-3 and R-3 as Errol mentioned, you'd be 15 square feet, so you would be a done deal, now, well if you want two signs then you'd have to come back before us, if you want one then you're good to go. Mr. Himel replied got it. Mr. Price replied but he has two different businesses so he would be allowed two signs. Mr. Hodnett replied ok, right. Mr. Himel replied ok. Mr. Price stated so if the planning and zoning you, you don't have to come back here. Mr. Himel stated so you're talking about it would have to be, in order for me do that I would have to go to an R-2 or an R-3? Mr. Price replied you want to go to an R-3 because you can't spot zone, R-2 has a street separating you so there is a possibility they don't cross over the street, R-3 is in the rear, you're connected to them and you actually have more benefit going to an R-3. Mr. Himel replied right and that might be easier getting there with the connection behind. Mr. Price with the other doctors in that area, the blood center and all, yes, R-3 is what you want to go with. Mr. Himel replied all right. Mr. Hodnett stated yes because if you try to, as always, generally planning and zoning looks at if it is a continuous, you know if you're just moving a boundary but if you're carving out a special spot for you, generally that is not going to fly, but if all you are doing is just extending the boundary over from the R-3, that might be an easier way for your to go. Mr. Himel replied all right. Mr. Hodnett stated so do we have a motion to table. Mr. Soignet stated I'll make

a motion that we table it, the motion was seconded by Mr. McNeal, all members were in favor. Mr. Hodnett replied good luck to you. Mr. Himel replied all right, thanks.

The second item was to consider a request by Craig Stanga to be allowed to vary 4' from side yard setback requirement of 5' in order to construct addition to residence located at 568 Goode Street (R-2 Zoning District). Mr. Craig Stanga came forward and stated well I appreciate the opportunity to address the Board, I have a residence which is a rental residence of mine that my son will be living in at 568 Goode St. On the southerly side of the house, I am located approximately 1' from the property line; it is an older house and this is something that was grandfathered in and I want to continue along that southerly side another 10' to add a laundry room onto the house and a storage room on that side along the southerly wall. So what I want to do is just continue that southerly wall another 10'. Mr. Hodnett asked if that would put him to the corner of the house, with that 10'? Mr. Stanga replied yes, that would put me to the rear corner which is approximately 1' from my side neighbor on my southerly side, who owns the house and this is Francis Bourgeois. Francis has a rental residence there, Francis and I met at the site, I showed Francis what I wanted to do, I showed him how far I wanted to stay from the line and he said I have no objection whatsoever to you doing this, this is very un-threatening to me, it is just a continuation of what is really already there I don't see how it poses a detriment to me in any respect. So Francis gave me his full blessing to do that. After that room is completed I will be approximately, using the fence line on that side as a gauge, I will be approximately 1' from the line. Mr. Hodnett asked and that is to the face of the building or to the overhang, I see you have an overhang and it looks like about a foot, the foot would be to the face of the wall, the exterior wall? Mr. Stanga replied the foot would be to the face of the wall, yes, actually the overhang would probably be right on the property line, but I explained everything to Francis and it does not at all impact his residence and there is still plenty of enough space in between our residences because where his is built it is even more in a southerly direction, so there is still a lot of space or ample space for sure in that side yard. You know, there would be no objection at all as far as he was concerned. I also intend on building a screen porch in the back which does not require a variance and I'll do that in conjunction with the construction of the laundry room if the variance is granted; but the porch in the back does not require a variance. I think in my comments I mentioned that most properties on Goode St. have laundry rooms and inside closet storage space, to build this would not put me in any better position than anybody else on Goode St.; this would make my home actually conform ideally to other residences on Goode St.; it would not put me in a superior position to any of them. Mr. Hodnett replied right. Mr. Stanga stated just kind of cure a dysfunction with my house, so I am open to questions if you have any. Mr. Hodnett replied all right, one question I had, you have the addition dotted in, the screen porch dotted in and then you have a carport dotted in, the carport, why is that dotted in right now? Mr. Stanga replied the carport is existing now. Mr. Hodnett ok, you didn't have a solid line, I was wondering if you planned on tearing it down or... Mr. Stanga replied no, you know what that is, that is a function of me being a real estate appraiser, I guess, the only walls that we show as, I guess I contradicted myself with the laundry room but it is not, if there is no wall there we generally put dotted lines instead of connected lines but on my proposed section I used dotted lines and I said that along the southerly line I would be going 10' and I'm looking at my drawing, it is actually 12' there and 10' across. Mr. Hodnett replied got you, 12' parallel to the property line. Mr. Stanga replied yes. Mr. Hodnett stated 10' perpendicular. Mr. Stanga replied that would put me at that rear line, that would put me approximately 1' from the fence in the rear and as you can see from the drawing, would just mimic the side wall of the existing residence. Mr. Hodnett replied ok, just out of curiosity, do you know, it looks like you probably, you neighbor is probably 10' away from you, maybe, 8' on the south side. Mr. Stanga replied the building line? Mr. Hodnett replied yes. Mr. Stanga stated it would be at least that, at least 10'. Mr. Hodnett replied ok. Mr. Stanga stated if not a maybe a little more but when Francis, the neighbor came out, I showed him exactly what I wanted to do and I said if you're not in agreement with this I would be happy to scrap it and he said no, this is perfect, there is absolutely no problem and you're helping the neighborhood by raising property values and he would be the neighbor who would be most affected. The property on the other side is also property that I own, it is a four-plex apartment building and I would be the immediate neighbor to the North. Mr. Hodnett replied ok Craig, thanks. Mr. Hodnett then asked Gary if he had any comments or questions. Mr. McNeal stated do you have any idea to where you are going to go with the pitch of the roof, it is going to be the same as the addition or? Mr. Stanga replied it would be, it could be the same as the existing pitch of a gable. Mr. McNeal stated I was just wondering which way the water was going to drain, towards him and just thinking of how you are going with the roof. Mr. Stanga replied well the water would have to drain towards him regardless of whether I went a hip roof or a gable roof right there, the water would come down right there because it couldn't go back onto my screen porch. There is plenty enough separation, I guess I could have flushed this thing out even more in giving you all the exact dimensions of neighboring house but there is still plenty of room there. Mr. Hodnett stated yes, Gary, you bring up a good point because... Mr. McNeal stated I was wondering how the pitch was going to fall, south, north, east to west. Mr. Hodnett stated because if you keep the 1' overhang as you have, you won't be able to drain, you know code says you can't drain on your neighbor's property so one alternative possibly would be not put an overhang on the addition and put a gutter so that it drains to the rear of the house. Mr. Stanga replied yes, when I build it, I'm not going to put my neighbor in a bind at all, we're going to structure that roof line where it is not directly on him, I promise you and did you say you didn't want the, the overhang on the house is a very small overhang with the exposed lookout rafters. Mr. Hodnett replied yes, it looks like maybe 12" or maybe even 16" if those rafters are on 16' on center except you've got one rafter spacing you know worth of overhang. Mr. Stanga replied but I will see to it that I don't drain on his property and if

I do, I mean if the line comes down because of the pitch of the roof I would definitely install a gutter system there and drain it back onto my own property. Mr. Hodnett replied there you go, ok, all right, Nathan do you have any questions or comments? Mr. Oubre stated the only thing is how are you even going to do the pitch because one roof, both roofs are draining towards that little section, it is going to have to be just a lean roof so the water can drop to the side. Mr. Stanga replied you know, it could be where they are joined right here, in between the 10 and the 12, I could have a valley right there. Mr. McNeal stated and come out that back corner is what you're saying. Mr. Stanga replied to come out the back corner and then we have the gutter system there to where it drains to my own property, that is kind of what I thought I might do. Is maybe put a valley there and then all of the water would drain to that corner and then divert the water from that corner northward and then alleviate it via a down spout in my own back yard. Mr. Hodnett replies yes, that is going to be a challenge. Mr. McNeal replied yes. Mr. Soignet stated the next thing, that overhang, that actually rides the property line? Mr. Stanga replied I'm sorry. Mr. Soignet stated the overhang on the existing building, does it ride right on the property line on the side. Mr. Stanga replied no because it is a gable roof and it goes straight up with the building, is that right? Mr. McNeal stated it looks like it is facing where the overhang is actually on the property line, if you look at the fence posts. Mr. Soignet replied that is the way it seems. Mr. Oubre replied provided the fence is the property line. Mr. Stanga replied provided the fence is the property line and I don't know necessarily that the fence is the property line I just kind of... Mr. Soignet stated so what happens is if you do put a gutter system on that overhang you would probably be on the neighbor's property, do you know what I'm saying. Mr. Hodnett replied yes, true. Mr. Soignet stated so I think the pitch would have to come to the back. Mr. Stanga replied you mean have a valley with no overhang, Rudy? Mr. Soignet replied I'm saying to actually have your pitch come to the back of the house because if you would have the same pitch, if you have it going this way and you put a gutter, the gutter would be over the neighbor's property line. Mr. Stanga stated can I have a look, did I take those pictures or did Errol? Mr. Soignet stated actually from this photo it seems like the line is right underneath this, you don't have much room at all so if you put a gutter you could have the pitch draining on this side and if you put a gutter the gutter would probably go over the neighbor's property. Mr. Stanga replied well I mean if the board wants me not to put an overhang there and just drop it directly into a gutter, I mean I would be happy to do that. Mr. Hodnett stated well we just, I think we're all concerned that you are wind up either having a gutter over the property line or having water on the neighbor and I think that is what, we're just trying to make sure that your neighbor is protected and there is no water that is going to come off his roof or the gutter won't be over the property line. Now, I think probably not doing an overhang might be an option, I don't now if you have enough head room but maybe one option is to basically extend your, I'm not telling you how to construct this thing but if you extend your rafters and be a lean too from front to back possibly that would be, you can do a metal roof maybe that would be a way to get it so that all the water is draining directly, because it looks like your screen porch is only across the back of the existing house and not in front of the addition so you could do a lean too front to back from the street to the back and tuck your rafters underneath the existing overhang on where you're attaching the addition and just have it lean too to the back yard and have either a gutter at that point or just let it run into your back yard. Mr. Stanga replied now Malcolm, in so far as a lean too, do you mean not connecting to my ridge line of the existing house because I wanted to connect into the ridge line of the existing house for code purposes, I mean I can structure this thing.... Mr. Hodnett stated well I think the main thing is just to make sure that we don't have any drainage on the neighbor's property, I think that is what everybody is shooting for. Mr. Stanga replied I definitely want to be a good neighbor and don't want to drain on his property anyway, especially in light of the fact that he told me, you know, he gave me his full blessing and I wouldn't do anything detrimental to a neighbor, especially Francis, so I would keep that in mind during construction and Errol could check on that and make sure that I'm not draining on his property. Mr. Oubre asked what is that room going to be that you're adding on. Mr. Stanga stated the room is going to be a laundry room with a couple of closets, the bedroom closets in the house are practically nonexistent. Mr. Oubre stated because instead of going all the way out to the wall of the other part, you cut back maybe two feet to where you would have an overhang and you could drain onto your own property, do you understand what I'm saying. Mr. Stanga replied yes. Mr. Oubre replied you can have an overhang then. Mr. Stanga replied well, I kind of would like to pick up the square footage in there. Mr. Hodnett stated yes, two feet is a big difference. Mr. Stanga stated I kind of would like to keep the square footage but I mean I will design this thing to where I won't drain on my neighbor's property and Errol can make the inspection and make a determination and I give the board my word on that. Mr. Hodnett stated and code wise since we are less than 3' that has to be a one hour rated, correct? Mr. Price replied everything within 5', all has to be rated, the roof and everything. Mr. Hodnett stated you understand that part, correct? Mr. Stanga replied yes, I mean I can design this thing compatible to exist to everything you just said and if I don't well, Errol I don't have to give you the right to bust me, you do that already, but you know, I'll so it under the watchful eye of Errol. Mr. Hodnett replied are there any other questions or comments or motions. Mr. Soignet stated I think it is feasible for the hardship because of the space that he has, the old house, I just don't know how to word it to make the motion. Mr. Hodnett stated you want to make a motion just as per the request. Mr. Soignet replied as per the request but also keep in mind the restrictions that we are asking for, the neighbor, the drainage, the fire coding, stuff like that. Mr. Stanga replied right, I know all about that and I will definitely keep that in mind. Mr. Hodnett replied ok, so you're making a motion to accept the request for variance provided that the drainage is taken care of and it is not on the neighbor's property as well as we talked about it is less than 5' so you would have to be one hour rated. Mr. McNeal stated so how would that be, he would be in control of that pitch, before he builds anything you're going to, he has to bring a drawing to you for the pitch. Mr. Price replied on the drawing, but really

it is his responsibility to the very end, before we give him an occupancy certificate to make sure that the water is not draining into the neighbor's yard. Mr. Stanga replied the way it is now, my problem is that the neighbor's yard drains into my yard. Mr. Hodnett replied you mean Francis'? Mr. Stanga replied yes, that is a big problem for me there and I mean it wasn't his doing, he just bought the house and that house drains, that property is much higher than mine, it looks like and it drains, I have water under my house, water in my rear yard, you know different things that it doesn't look like I could overcome without jacking up the house, bringing a lot of dirt in and then messing up maybe him in the process, so I am, this is just a little small Acadian cottage, I mean I wish I could figure out how to get that water out of there, I've thought about a lot of things and you know if you saw the elevation of his, you would say oh, yes I see how you get the water; the problem is not going to be, the problem is going to be... Mr. Hodnett replied not your water but his water. Mr. Stanga replied and that is just of the function of the house he bought, the way it was when he bought it, he didn't build it up to intentionally do that. Mr. Hodnett replied yes, ok, Rudy's motion still stands, do we have a second? Mr. McNeal stated he would second the motion as long as he tries to get that water to drain out on your property, but like you said, it is drainage on yours' regardless, so. Mr. Stanga replied oh, it is draining on mine and if drained on his it would come right back to me and I would have to, it is but I will definitely do as the board has asked me to do and I won't exaggerate the problem, when you see it you know you'll say he did everything he could to keep the water away from the neighbor. Mr. Hodnett replied ok, so Gary, you're going with the second. Mr. McNeal replied yes. Mr. Hodnett replied we'll go to a vote then, all members were in favor. Mr. Hodnett replied good luck to you. Mr. Stagna replied I appreciate the time very much and I thank you for the opportunity to address the board, have a good evening. Mr. Hodnett replied you too, thank you.

The third item was to consider a request by Karl Schoor to be allowed to vary 5' from rear yard setback requirement of 10' in order to construct garage for camper at 304 Audubon Avenue (R-1 Zoning District). Mr. Hodnett stated so Karl if you can step up, state your name and address and walk us through what you want to do. Mr. Henry Lee from Morgan City came forward and stated that Karl works in Morgan City and I did the work on his proposed garage for his camper in the rear of his property and what we're asking for is a deviation to the rear of 5' and to the side, well actually not to the side. Karl has since we submitted this said that he would like to go 3 ½ feet from the right hand side rather than the 5', if that would be possible. Mr. Price replied we didn't advertise it, we can't do it. Mr. Lee replied ok, I said I would ask, he owns the property at 304 Audubon Avenue and his home was built as per the drawing that you have and the location of the proposed, it is a brick veneer garage with storage upstairs to house a camper. It is a good size camper so it is going to be a building that actually is in the neighborhood of 11' ceiling height inside to the rear of the building. Mr. Hodnett asked is he going to only put, it says garage/storage and you don't really have a floor plan. Mr. Lee replied yes, can I provide you with that. Mr. Hodnett replied oh, yes, if you've got more information, yes that would be great. Mr. Lee stated let's see this is the downstairs and this is the storage area and this give us 11' clearance so that he can get on top of it and a storage area upstairs; there is no plumbing in this building. Mr. Hodnett stated the door here, that is one door? Mr. Lee replied yes. Mr. Hodnett replied ok, because you have to do the wind load on that too. Mr. Hodnett asked how wide is that door, 20'? Mr. Lee replied yes, it is 20'. Mr. Hodnett stated do you see the orientation because the 27' dimension is where the rear property line would be, 86' is parallel to the property line. Mr. Lee replied the building, there is a building on the property to the rear of his property that is only 3 ½ feet from the property line. Ms. Lee replied this is his storage back in here. Mr. Hodnett replied that is on his property. Ms. Lee replied he owns this piece of property here. Mr. Hodnett replied oh, ok. Ms. Lee and stated he just put that there so you would be able to see. Mr. Hodnett stated so what you're saying that is if you build the garage storage room where you're proposing then from the rear property to the next building would be 3 ½ feet. Mr. Lee replied no, there's no building behind that property line, just another fence, that is it. Mr. McNeal stated so this is going to be right where that tree is on the side. Ms. Lee stated do you see where this building is right here. Mr. McNeal replied right. Ms. Lee stated his is going to be right here, that building is back here. Mr. McNeal replied ok, so actually this drawing is not correct. Ms. Lee replied no, it is, this is the fence, it is an angled fence right here. Mr. Soignet stated right but he owns this lot. Mr. Lee replied yes, he owns this lot also and there is a building right back here behind his property and he is only about 3 ½ fee off of the property. It is a carport, storage area, it is partially enclosed. Ms. Lee replied it is going to be over here and the playground is going to be next to where the building is going to be. Mr. Hodnett stated now you see it's got a 16", well it is 1'6" that is at 16", ok, it's got at 16" overhang so this five feet is to the face of the building, not to the overhang. Mr. Lee replied yes. Mr. Hodnett replied ok. Ms. Lee stated we're just to come right here. Mr. McNeal stated oh, so that tree is set off. Ms. Lee replied the tree is back. Mr. McNeal stated it has got nothing on it but that is where I thought it was going. Mr. Hodnett replied let me check one other thing, ok, so the gable end where the garage door is also 1' 4". Mr. Lee replied yes. Mr. Hodnett replied ok, because I see on your little sketch here you have 1.5 feet. Mr. Lee replied that is the structure but the overhang on the garage is above that little storage area that he has on the back of his carport. Mr. Hodnett replied ok, so the overhang is going to float over to some degree that little, where it says little wood frame storage. Mr. Lee replied right, 1'6" here or there but is above so it doesn't... Mr. Hodnett stated so it doesn't, you're not tying the two together. Mr. Lee replied right. Ms. Lee replied and then he is putting a firewall like you recommended. Mr. Lee replied it was suggested that that corner be a firewall so that there wouldn't be any danger... Mr. Hodnett replied yes because you're at 5 five or less plus the overhang is going to put you less than five feet, ok, do we have any questions, Gary, do you have any other questions. Mr. Hodnett asked on the rear property line, is there any, when I drove by, I don't remember seeing, there is nothing.... Ms. Lee replied there is nothing back

there, it is a back yard to the house. Ms. Hodnett replied it is the back yard to the next street. Mr. Lee stated he owns two lot, the first lot there is nothing behind here and it is right of the ed of the second lot is that building that I show that is 3 ½ feet. Mr. Hodnett replied ok, does the board have any questions or comments, Rudy? Mr. Soignet asked if there was a reason why Mr. Karl could not be present, do you know? Ms. Lee replied he is working, he is a pharmacist. Mr. Lee stated that is how we made contact, he is a pharmacist at the drug store where we buy our medicine and everything and that is how I met him and that is why he is not here tonight, he works like until 8 o'clock at night. Mr. Hodnett stated let me ask you, is there anything that is special about that storage area because the motor home is, I'm assuming then that the motor home is how long, 32' because you're showing 36' and when you pull it in... Mr. Lee replied to be honest with you I don't know how long it is. Let me say this, I originally started with a plan that was drawn for him and he just asked me to get it into shape to bring to you all and it is exactly the same size that it started out. Mr. Hodnett replied well if you don't know the size of the motor home, the question I have then is why couldn't you make it five feet shorter, you know he is asking for 36' and you know I understand if the motor home was 34' or 32' that would probably be the reason but since he is not here as you mentioned and you don't know how big the motor home is... Ms. Lee replied I can call him and find out. Mr. Hodnett replied yes, that would be good but at the same time if it is his project, I think I agree with Rudy he should be here. Mr. Soignet replied we've done that in the past, we've actually said that we prefer the owner to be present when we are talking that way we're getting the right information. Mr. Hodnett stated you know we've had and I think I probably said it at the last meeting, variances aren't out of convenience, I mean just because he wants a bigger shed I understand that but at the same time we're trying to, every time we have a variance it is out of a hardship. Mr. Lee replied one thing that it is in consideration here, he has a stairway in the back of the building to get into the storage area, that is 3 ½ feet. Mr. Hodnett replied yes, but to me that is still a convenience, it is 27' wide, the motor home can't be 27' wide, he can put a stair that runs parallel to the 36' dimension, you know it can't be more than 10' wide, if he has bump outs even I guess that puts you at how big... Mr. Lee replied that would call for re-designing the building because the roof being this way, if you came up on a stair on the right hand side you wouldn't have head room to get all the way into the storage. Mr. Hodnett replied well, I agree with Rudy, I think if he wants a variance he should make, he's going to have to be here to and really describe exactly why he wants this variance and I understand that you drew it at his direction but you know he is the one who is really living there and has got the mobile home to deal with and I'd rather him, I agree with Rudy I think he needs to be here. Mr. Lee replied he can understand that, we were here really because his job demands that he work... Ms. Lee stated he asked us to be here. Mr. Hodnett stated I think probably what we should do then if we have a motion to table and then he can set up his schedule where he can come here and actually show us exactly why he really wants the variance. Mr. Oubre replied I make a motion that we table it, the motion was seconded by Mr. Soignet, all members were in favor. Mr. Hodnett stated have him, you know, whenever he can schedule it, for the next meeting or the next meeting, let's table it now, he can't build it but he still has an opportunity to come back and explain to us. Mr. Lee replied we can explain that to him, we appreciate your time. Mr. Hodnett replied thank you.

Motion for adjournment was made by Mr. Oubre, it was seconded by Mr. McNeal, all members were in favor.