

2023-17-MIN requested by Luke Reedy for a resubdivision of one lot into two, 100 Pecan Street, Hahnville. Zoning District R-1A. Council District 1.

Mr. Welker – read the land use report and the department recommends approval.

Ron Matherne – 817 S. Fashion Blvd. partners with Luke Reedy, stated his case. The intention is to build another home on the second lot.

The public hearing was open.

Opposed-

Sherlyn Alexander 101 Pecan St. – the lots too small and a dead-end street, she doesn't want people turning around in here driveway. Concerned about flooding issues.

Joan Roudez – 134 Julia St. – opposed, concerned about flooding and drainage and feels the lot is too small.

Commissioner Petit – letter of opposition, which was from Ms. Roudez who spoke against.

Commission Frangella – I would just like to ask what is the house, the house that he just built, what is the actual size of it. It looks like the lots around there are comparable size and if it is split, they all in the same original (inaudible).

Mr. Matherne – Everything we did on the house that we built is up to building code and as far as the elevation which I know is their prime concerned the elevation of the house is built right at what the parish required which is 1ft. above the street level, so we couldn't go any lower. The house we built was 1,400 sq. ft. which is right in par for the neighborhood, like I said I think this adds value to the neighborhood surrounding and that's our plan for this other lot.

Commissioner Ross – the question is, in the current zoning it says that the lot is going to be vacant is that the intent or is it going to be split and build something else on it, on that second.

Mr. Matherne – the intention on the resubdivision when we purchased the lot was to rehab the house and also build a house on the other lot. This was originally 2 lots, and was for some reason subdivided into 1, so we asking to go back to the original 2 lots.

Mr. Albert – Ms. Ross that statement about the lot being vacant is just part of how we do the report, they can't even ask for a permit until this maybe happens.

Commissioner Ross – ok, I just wanted to clarify, thank you.

Commissioner Price made a motion to approve with the waiver for the lot width and the ac unit set back, seconded by Frangella.

YEAS: Price, Keen, Frangella, Ross, Petit, Folse

NAYS: None

ABSENT: Kracjer, Jr.

PASSED