

Mr. Gibbs: Next item on the agenda is PZS-2014-21 requested by Russell Diggs, Sr. for resubdivision of Lots 12-A & 14-A, Booker T. Washington Subdivision into Lots 12-B & 14-B with a waiver to the minimum lot size for proposed lot 14-B, at 438 and 430 S. Kinler Street, Boutte. Zoning District R-1A(M). Council District 1. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicants request a side lot line re-subdivision of two lots in an R-1A(M) zoning district in Booker T. Washington Subdivision. Proposed Lot 12-B, which is currently vacant, but graded, is located on the northwest corner of South Kinler Street at Park Avenue. Proposed Lot 12B measures 8,390 square feet and exceeds both the area and width requirements. Proposed Lot 14-B is currently developed with a mobile home. While it meets the required 50' width for the R-1A(M) zoning district, it is 4,170 square feet, which does not meet the 5,000 square foot area requirement.

The Booker T. Washington Subdivision was developed prior to the 1981 Zoning Ordinance. Lots were originally platted 50 feet wide by 83.4 feet deep. The original Lot 14 was 4,170 square feet (the same as this request). While the request to recreate the lot at its original lot area does not meet current requirements for the R-1A(M) zoning district, it is the same as many adjacent and nearby lots in the neighborhood. The Department recommends approval of the resubdivision with a waiver to the minimum area requirement for Proposed Lot 14-B.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZS-2014-21 is there anyone in the audience that care to speak in favor of or against? Is the applicant here?

My name is Russell Diggs I've owned that lot a long time and my neighbor had came to me around 5 or 6 months ago and said that she had wanted to sell 50 ft., she's my next door neighbor that I bought the 25 ft. from. I went through legal, lawyer Gary Smith he changed the papers and everything and we bought the lot from her and then Marny told us we had to come before the Board. I'm just asking that you approve everything. Everything has been done by the law.

Mr. Gibbs: Thank you Mr. Diggs. We appreciate it.

Mr. Diggs: Thank you.

Mr. Gibbs: Thank you. This is a public hearing for PZS-2014-21 anyone else in the audience care to speak in favor or against? Any questions?

Mr. Booth: I think that we should try and help this fellow out, he's trying to do the right thing. I recommend approval of the resubdivision with the waiver of the minimum area required for proposed Lot 14B.

Mr. Gibbs: Thank you Mr. Booth. Any other questions? Cast your votes please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano

NAYS: None

ABSENT: Foster

Mr. Gibbs: And that passes unanimously.