

2022-17-SPU requested by Shane McCully for an Accessory Dwelling Unit at 808 S. Fashion Boulevard, Hahnville. Zoning District R-1A. Council District 1.

Chris Welker read the land use report and the reason for denial.

Shane McCully 808 S Fashion Blvd. Hahnville stated his request and reason.

Commissioner Frangella have you thought about closing it off making it unfinished storage so it didn't count as space, how would that work. What is classified for living in an ADU.

Chris Welker it's hard to say when it's contained in the space of the living. The whole idea of the accessory dwelling unit is it's a completely independent and separate living space that can be entered and exited without having to go through anywhere else, so if there are rooms within in it that you would have to go through the ADU to get to it's hard to not consider them as part of it but that can factor into your overall decision tonight though.

Commissioner Frangella I was thinking about the half bath was for the garage area put a secondary door that was the entrance door, it was a dual entry.

Mr. McCully, I have dual entries going in the half bath.

Commissioner Frangella, no what I'm saying is the door past it where the laundry room is across there.

Mr. McCully I can put a door there.

Commissioner Frangella would that remove that part from being a dual entry.

Chris Welker potentially yea.

Mr. McCully I'm not trying to get around zoning issues or anything like that, I have been trying to do it by the book. I'm doing this by myself, I built my house by myself.

Michael Albert, just for the boards information the size restriction is really to stop someone from building effectively a second house it's forcing it to be a smaller unit, but the situation here is if you choose to waive the requirement, we are pretty much dealing with what's on the ground.

Commissioner Frangella so it's still not gonna get any bigger as a house.

Michael Albert correct.

The public hearing was open and close, no one spoke for or against.

Commissioner Keen yea I have a question, let's say there wasn't a residence inside and this was just a garage that size would yall disapprove the garage.

Chris Welker, no we don't have square footage restrictions on garages.

Commissioner Keen because of the living space.

Chris Welker because it's supposed to be a second independent living space kinda like Michael alluded to the restrictions there to stop from a second house being built on the lot. The same stuff doesn't apply to if it was just a garage.

Commissioner Keen so it's like a house without a shower, it's not really a house right.

Chris Welker it's a house attached to a garage.

Michael Albert the defining for a living space really comes down to a kitchen, you could have a large garage with a bathroom, sitting space, with a bed in it, but once there is a cooking facility it becomes a living unit. But if you are looking at this as clearly subordinate to the primary structure the waiver could be justified.

Commissioner Keen made a motion, seconded by deBruler.

YEAS: Keen, Frangella, deBruler, Ross, Krajcer

NAYS: None

ABSENT: Petit, Price

PASSED- with the waiver.