

2022-17-R requested by Kendall Bossier for a change of zoning from R-1A to R-1A(M) on a lot designated a Portion of Lot 1, Block 5, Town of Hahnville, approximately 9,100 sq. ft., 106 Durr Street, Hahnville. Council District 1.

Chris Welker – Yea this rezoning from R1A to R-1AM at 106 Durr St. we found the request does not meet any of the guidelines for the rezoning. Guideline one which focuses on whether or not it meets, is compliant with the future lane use designation or if a spot zone not met while there, it cant be scene there are some R1AM in the area we determine that this still would be considered a spot zone because those other R1AM districts are essentially spot zoned themselves and we cant use them to justify expanding upon an R1AM district and creating more spot zones within what is clearly an R1A district. We also found the existing zoning district does not deprive the property of reasonable use according to criteria two the site was previously developed with a site built home that was demolished shortly after Hurricane Ida the property is zoned and subdivided in a way where it can be redeveloped with another home under the current zoning and we also found that is does not meet criteria three which focuses on whether or not the use is permitted and the zoning district would fit the neighborhood character, we do know that there’s mobile homes in this area of Hahnville specifically in the area specifically zoned R1AM but the majority of the area we found consist of site built single family homes especially most of Hahn St. itself so we found that criteria was also not met and we recommend denial.

Commissioner Frangella, is the applicant present, do you wish to speak?

Kenneth Bossier 23165 Oak St. Vacherie I wanted to use it as rental property, so I don’t understand why they denied it.

Commissioner Frangella you would have to talk to them, they went over the what you failed to meet.

Mr. Bossier the requirements but like I stated um, they have rental um trailers around there, around the surrounding area.

Commissioner Frangella they gave their report based on what it is and like they said they do have some areas zoned most of those areas that are R1AM have houses on them instead of trailers they have some that was spot zoned in that (inaudible).

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

Commissioner Ross made a motion, seconded by Commissioner deBruler.

YEAS: None

NAYS: Keen, Frangella, deBruler, Ross, Krajcer

ABSENT: Petit, Price

FAILED – will go to Council
