

Mr. Gibbs: Next item on the agenda is PZSPU-2015-21 requested by Christal & Don Wetherington for an Accessory Dwelling Unit (ADU), with a waiver to the requirement that ADU shall use the electrical service to the primary structure at 260 Edgewood Ln, Montz. Zoning District R-1A. Council District 6. Mr. Romano.

Mr. Romano: Thank you Mr. Chair. This applicant is requesting a special permit to build an accessory dwelling unit (ADU) to the rear of the existing home. The area for the ADU will be less than the maximum 1,200 square feet stipulated in the Zoning Ordinance. The site plan indicates total living area to be 845 square, less than the maximum allowable 1,000 square feet and will consist of a kitchen, bathroom, utility room, and pool room. It is also designed as per the regulations detailed in Supplemental Use and Performance Standards. The Planning Department generally recommends approval of a Special Permit when it meets a majority of the six evaluation criteria. ***This application meets at least five.***

The **first** consideration is met as the resulting residential land use will be consistent with the St. Charles Parish Comprehensive Plan for *low density residential*. The site is located in an existing residential neighborhood and the ADU is being designed to appear much like the primary structure. Its intended use is to be residential in nature, which consistent with abutting uses. This meets the **second** consideration.

In addition to the minimum 2 parking spots for residences, 1 parking spot is required for ADU's. With each parking spot required to measure at least 9 x 19 ft, a total of 9 x 57 ft. would be required in order to meet all required parking. The existing driveway measures approximately 18 x 100 ft. This meets the **third** consideration.

Through the Departments site plan review, the **fourth** consideration will be met because the Department does not approve site plans if adequate protections of persons and property from the stated impacts are not adequately addressed. The site plan that has been submitted as a required part of the application process confirms that the site meets all design criteria for required yards and open space, access to and from the property and the aforementioned parking area. This meets the **sixth** consideration.

The applicants are also requesting a waiver to the requirement that the ADU shall use the electrical service to the primary structure. According to the applicants, this is because extending electrical from the existing meter for the home would require tearing up concrete from the driveway and a longer distance to connect the ADU meter. However, pictures taken at the site seem to indicate that the electrical connection to the existing electrical meter has already been installed. Furthermore, Entergy will require a separate address for the separate meter.

The Department recommends approval of the Special Permit Use with the condition that the water and sewer installations be extended from the primary structure, but we do recommend approval of a waiver to the requirement that the electrical shall be extended from the primary structure and we recommend that approval due to the design difficulties, the concrete tearing up, the distance of the underground installation, etc. as mentioned by the applicant in this report.

Mr. Gibbs: Thank you Mr. Romano. This is a public hearing for PZSPU-2015-21 anyone in the audience care to speak in favor or against? Where are all your neighbors?

My name is Christal Wetherington, I live at 260 Edgewood Lane. We moved here from Florida 3 years ago. My husband is a federal pilot on the river. This house was a foreclosure home in Evangeline Estates. It was the ugly duckling and we have taken it and made it a beautiful home that we are very proud of. In our subdivision we do have, we thought about, we do entertain and of course the people that we know around here, they said that a pool house would be fine. Whenever we entertain, our house is very large, it's 6 bedrooms 3.5 baths, but as we know here in Louisiana, people like crawfish boils and everything like that so when we entertain we want to be outside. We have started our new construction of our 700 sq. ft. pool house for our pool that we just had dug, but the concern is that our electric that we do have existing from our garage, we've even thought about if we can go underneath the soffit, what is it that we can do. So we called Entergy out and spoke to Entergy and asked what is the easiest way to do this and they said well in order for us to do the electric from the green box, I don't know what it's called it would cost about \$11,000 to do another one on the side where we built the pool house and so we talked to Entergy and they said you can connect from here on the other side where our ditch is and go all the way around to the pool house. When we submitted the plans, we submitted it as putting another meter because we do have the pool going up now and we have a 2-car garage, it's just not enough room, so when the pool is done in 37 days, we're going to start our garage. So Entergy said why don't you start the garage first instead of this. I said I'm from

Florida and I told my husband that I would take a tarp and put it in a hole for water. So we did it kind of backwards, but we did submit our plans and it showed that we needed another meter because our house can only have a 200 amp there and we would have to knock out all of our garage, where my garage is in between the two windows and actually put a box and I took a couple of pictures, this is actually what it would look like in my garage. We got 2 pictures. If we would have known this whenever we did this, then we would have tried to figure it out. We know that our house cannot hold this pool house plus the pool plus the garage. So that's what we're asking to have another meter, it's not going to be rented out. Our pool house is very, very nice, it's to cook and everything like that.

Mr. Gibbs: Ok. I think we understand where you're coming from Ms. Wetherington.

Ms. Wetherington: Thank you.

Mr. Gibbs: You bet. Just real quick, does anyone have any questions or concerns for her? Thank you ma'am. I'm going to do this because it is required of me, this is a public hearing for PZSPU-2015-21, I don't think there is anyone in the audience that care to speak for or against. Cast your vote please.

YEAS: Loupe, Gibbs, Frangella, Galliano  
NAYS: None  
ABSENT: Pierre, Booth

Mr. Gibbs: That passes unanimously. Good luck Ms. Wetherington, this will go before the Council on the 21<sup>st</sup>.