

**2022-10-R requested by Frederick Kenner & Irma Robinson Kenner Lagrange for a change of zoning from R-1A to R-1A(M) on Lot 112-A, Sq. C, St. Charles Terrace Subdivision, near 240 St. Charles Street, New Sarpy. Council District 6.**

Chris Welker: yes the request is for a zoning change from R-1A to R-1A(M) on Lot 112-A we found through our review that this request also does not meet all the guidelines for a rezoning it would create a spot zone even though there are a collection of R-1A(M) zonings that have been approved over the years in that area by the parish council it still would be considered a spot zone because its own isolated piece that would benefit from the zoning change. We also found out that the land use pattern has not changed in a significant enough way to make continued use of it as a single family unreasonable and the use is permitted in R-1A zoning district which the main difference is mobile homes would not be compatible with the area. There are mobile homes in the area some within legal R-1A(M) zoning and some of them that are not, but we still found the majority of the development in neighborhood was site built single family and it would still be a bit of a conflict, so we do recommend denial.

Lloyd Frickey is my given name, but most know me as L.J. Frickey and I'm here representing Mr. Kinler, excuse me Mr. Kenner and his mother Ms. Lagrange and there in the audience with me tonight these are my clients right back there. Situation was this, the applicant Ms. Lagrange and her husband served well at the church right behind the courthouse here and when her husband passed she moved back to the family home in New Sarpy that got destroyed by the hurricane and so her son had died and now the property belongs half to her and half to her son and now she's been displaced and now she is wanting to install a mobile home on this property that is owned by both she and her son living son and as the land use report said that the gentleman here referred to that there is sprinkles of R-1A(M) zoning in the neighborhood between the streets of Clement St., Terrance St. Annex St. and St. Charles this is on the St. Charles St. and so this commission not you necessarily but this commission already handled something like this sometime ago there was a re-subdivision where two 25 ft. lots were made into one single lot fronting 50 ft. was already re-approved already been approved as a single lot and so were asking tonight for a the ability to install a mobile home there so my client Ms. Lagrange can spend her days there you know I want to tell you this the older we get the more, the more we displaced the more we need our personal space so she's been gracious to live with people and now she needs to have her own personal home in her twilight years so I'm asking you the commission tonight to consider this and grant is a favorable request on this matter. Again I have my clients here tonight if you would like to hear from them if I brought sister Lagrange up here she would want to preach to you but if you want me to bring her up here I'll let her preach to you, so whatever you need I'm here to answer your questions and ask for your support on this, I understand that in a zoning also I'm not one to pick but right down the street just a couple of lots over there is an existing mobile home the mobile home was permitted after 81 zoning change consequently it was permitted 2003 for a replacement so I ask the commission the zoning people to tell me when was the original permitted they couldn't tell me that so right up the street on that street is also another mobile home you can go around the corner I counted approximately just a rough count 160 Terrace, 264 St. Charles, 173, 189, 152 Terrance, Short St. and Terrace there is a double wide, Clement St. and Terrance I didn't count

them all because I just felt like that you guys would understand that this is dotted with R-1A(M) zoning and asking tonight for your approval in this matter. Thank you very much and I'll be standing by here if you have any questions or anybody has any comments, I'd be happy to answer them.

The public hearing was opened.

Alfred Cotton, I have a house at 260 St. Charles St. in New Sarpy where this lot is and I oppose this issue on kind of the history that he was speaking of I don't feel to believe that Ms. Lagrange is in that much of a hardship as he is incline to imply she has wonderful great son there he has a big house on the same street I'm on with three bedrooms she's living with her daughter right now and that's a big house right there with two or three bedrooms in it so I don't think that's a good reason to say that we should put a mobile home next door to where I have my house at and I appreciate yall listening, thank you.

Fredrick Kenner, I live on 204 Clement St. been living there for 50 something years my brother Clarence Kenner work for the parish 35 years shouldn't be penalize for my success working, I'm a working man proud of my parish, love my parish. My mother is 90 years old the late Reverend Lagrange wife resided in Boutte, left Boutte when Reverend Lagrange passed 226 Terrace St. where she resided living came from Ida my mother had to come home and see the roof off her home can you imagine 90 year old lady looking at the roof off her home now so me and my brother purchased this lot maybe 20 years ago at the time it was purchased it was kinda like stated you guys can build a little mobile home house similar to that 20 years ago I don't quite remember but it was purchased 20 years ago I'm all about keeping up our value in our parish I'm all about that, that yard has been kept up grass cut immaculate like the gentleman said, I also own the home next to that my sister lives there my mother been between myself and her daughter, myself and her daughter she's independent at 90, independent wants to live on her own, 90 years old she's more than welcome as this gentleman said my 3 bedroom house oh I love my mother she's welcome she don't want to guys, she don't want to, she don't want to what she wants is her own independence at 90 so we must be able to appreciate that I'm not asking for anything other than the fact that I love my parish been here 55 years I represent it every day I go to work this lady been in this parish 90 years late husband give everything he could give to this parish as a minister that's all if have to say guys, appreciate it.

The public hearing was closed.

Commissioner Keen moved to consider, second by Commissioner Price.

YEAS:           None  
NAYS:           Keen, Price, deBruler, Ross  
ABSENT:        Petit, Frangella, Krajcer  
**Failed**