

**DRAFT OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
November 3rd, 2022 9:00 a.m.**

In Attendance

<u>Old Metairie Commission Members</u>	<u>Present</u>	<u>Absent</u>
Thomas McAlister, Chair	√	
David Webber, Vice-Chair		√
Dr. Monica Monica		√
Peter Waring	√	
Adele Lafaye	√	

Planning Department

Carrie MacKay, Senior Planner
Cinthya Chacon, Typist Clerk III
Logan Dougherty, Planner II
Ian Conrardy, Planner II
Brooke Tolbert, Assistant Director

Others

Hanlon deVerges, Sr. Asst. Parish Attorney

Mr. McAlister, Chairman, introduced himself, other members of the Commission, and the Parish staff.

The Old Metairie Commission (OMC) conducted the November 3rd, 2022 Public Hearing at the Joseph S. Yenni Building in the Council Chambers, located on the 2nd Floor, 1221 Elmwood Park Blvd., Jefferson, LA 70123. Mr. McAlister proceeded to the agenda and opened the meeting at 9:03 a.m.

OM-12-22 30 Nassau Dr., A request to install a generator with a variance to the side yard setback, on Lot 6, Square J, Metairie Club Gardens Subdivision, Jefferson Parish, LA, bounded by Northline Street, Monticello Avenue, Cecil Street, and Airline Drive, zoned R-1D Rural Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mr. Conrardy reported the findings of the case. The Planning Department recommends the following:

Approval for the following reasons:

- The proposed generator placement does not create a greater infringement into the required side yard than that of the existing mechanical equipment.

- The site is constrained by existing structures.
- The request meets the general review criteria of Sec. 33-3.65.7.1 and the review criteria for variance requests of Sec. 33-3.65.7.5.(c).

Mr. McAlister opened the floor for the applicant/representative to speak. There were none.

Mr. McAlister opened the floor for any proponents to speak. There were none.

Mr. McAlister opened the floor for any opponents to speak. There were none.

Mr. McAlister opened the floor for comments from the commissioners.

Mr. Waring stated the site plan shows that the generator leaves 4.17 ft. clearance to the property line but it looks like there is a fence or a wall that's between the property line and the generator. Mr. Waring stated he's a little concern about the clearance for firefighters and life safety people in moving around the house. Mr. Waring asked if we knew how much actual, physical clearance there is between the generator and that fence?

Mr. Conrardy stated it is 3.72 ft.

Mr. Waring asked if the windows that are being sealed up, are they in bedrooms and therefore required secondary means of egress.

Ms. Tolbert stated the department of Inspection and Code Enforcement goes out to the site and inspects the location of the generator at the beginning of the permitting process. Ms. Tolbert stated they actually sent an inspector twice to this location to inspect the site and determine that it is in compliance with the building code and the manufactured installation guidelines.

Ms. Lafaye made a motion to recommend approval on OM-12-22 for a variance to allow a generator to be placed at 4.17 ft. from the side property line instead of the required 15 ft. Mr. Waring seconded the motion.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair			√
Dr. Monica Monica			√
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 3 to 0 With 2 absent. Motion of approval approved.

OM-15-22 311 Northline St., A request to demolish an existing single-family residence and driveway with an accessory structure to remain on the site with variances to the height and setback

requirements, and the construction of a new single-family residence, pool, pool equipment, generator, and driveway on Lot 2B, Square A, Metairie Club Gardens Subdivision, Jefferson Parish, LA, bounded by Vincent Ave., Avenue "E", and Stella St., zoned R-1C Rural Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mr. Dougherty reported the findings of the case. The Planning Department recommends the following:

Approval for the following reasons:

- The proposed new construction meets all of the requirements of R-1C and OMNCD.
- The accessory building and side cover are existing non-conforming structures, and should not be detrimental to the character of the OMNCD.
- The request meets the general review criteria of Sec. 33-3.65.7.1 and the review criteria for variance requests of Sec. 33-3.65.7.5.(c).

Mr. McAlister opened the floor for the applicant/representative to speak.

James Favrot, property owner at 311 Northline St. stated his wife Sheila, and Steven Chauvin are also there to answer any questions.

Mr. McAlister opened the floor for any proponents to speak. There were none.

Mr. McAlister opened the floor for any opponents to speak. There were none.

Mr. McAlister opened the floor for comments from the commissioners.

Mr. Waring asked if the projection from the carport, 2 ½ in. is from the lot line, is that noncombustible construction?

Mr. Favrot stated it is an existing metal canopy.

Mr. Waring asked Mr. Favrot if there is an estimate on the date they may want to start the construction.

Mr. Favrot stated he wanted to start the construction as soon as possible. Mr. Favrot stated he hopes they can be done with the demolition by the end of the year, and hopefully they can start with the construction during the first quarter of next year.

Mr. McAlister asked if there's no increase in the footprint, there's no extension of anything, if it is merely façade changes?

Ms. Tolbert stated it is only interior renovations to the structure and exterior façade.

Ms. Lafaye made a motion to recommend approval on OM-15-22 for a variance to allow the side cover at 2.5 in. from the side property line instead of the required 3 ft. Mr. Waring seconded the motion.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair			√
Dr. Monica Monica			√
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 3 to 0 With 2 absent. Motion of approval approved.

Ms. Lafaye made a motion to recommend approval on OM-15-22 for a variance to allow the accessory structure at 18 ft. 2 in. instead of the required 13 ft. Mr. Waring seconded the motion.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair			√
Dr. Monica Monica			√
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 3 to 0 With 2 absent. Motion of approval approved.

Ms. Lafaye made a motion to recommend approval on OM-15-22 for a variance to allow the accessory structure 10 ft. 6 in. instead of the required 20 ft. Mr. Waring seconded the motion.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair			√
Dr. Monica Monica			√
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 3 to 0 With 2 absent. Motion of approval approved.

Ms. Lafaye made a motion to recommend approval on OM-15-22 for a variance to allow the side cover at 2.5 in. instead of the required 2 ft. Mr. Waring seconded the motion.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair			√
Dr. Monica Monica			√
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 3 to 0 With 2 absent. Motion of approval approved.

Minutes

Mr. DeVerges asked the commissioners if they could motion to defer the minutes from August 4th, 2022 and September 1st, 2022 due to not having enough quorum for this motion to pass.

Ms. Lafaye made a motion to defer August 4th, 2022 and September 1st, 2022 minutes. Seconded by Mr. Waring.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair			√
Dr. Monica Monica			√
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 3 to 0 With 2 absent. Motion of deferral approved.

Mr. Waring made a motion to adopt/approve October 13th, 2022 minutes. Seconded by Ms. Lafaye.

Ms. Chacon called the roll on the motion:

OMC Member	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Thomas McAlister, Chair	√		
David Webber, Vice-Chair			√
Dr. Monica Monica			√
Peter Waring	√		
Adele Lafaye	√		

The ayes have it by a vote of 3 to 0 With 2 absent. Motion of adoption approved.

Administrative Approvals & Follow-up of previous cases.

There were no administrative approvals.

There were no follow-up on previous cases.

Ms. MacKay stated Mr. Jay Van Kirk's generator case (**OM-13-22**) that came before the commission last month is going to be heard by the BZA this upcoming week.

Mr. McAlister asked if there were any additional business to come before the commission.

Ms. Tolbert stated in next month's meeting we'll have our election of officers and adoption of the calendar for 2023.

Ms. Lafaye made a motion to adjourn. Seconded by Mr. Waring. Meeting adjourned at 9:35 am.