

OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
September 7th, 2023 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, East Bank Supervisor
Cinthya Chacon, Typist Clerk III
Ian Conrardy, Planner II
Shakeeb Shariff, Planner II

Others

Hanlon deVerges, Sr. Asst. Parish Attorney
Rick Hawkins, Dept. of Building Permits

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

The Old Metairie Commission (OMC) conducted the September 7th, 2023 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 9:01 a.m.

OM-8-23 312 Friedrichs Ave., A request replace the driveway with a legislative exception to lot coverage requirements on Lot 14-A, Square 9, Friedrichsrue Subdivision, Jefferson Parish, LA, bounded by Northline St., Stella St., and Avenue E, zoned R-1B Suburban Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Per Ms. MacKay the Planning Department requested a motion for deferral while they await some revised plans from the applicant. Ms. MacKay stated they may be maintaining the variance.

Ms. Lafaye made a motion to recommend deferral for OM-8-23. Dr. Monica 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 4 to 0 With 1 absent. Motion of deferral approved.

OM-12-23 226 Friedrichs Ave., A request to amend OM-11-18 to install a fence in the required front yard on Lot 33-A, Square 12-B, Friedrichsruhe Subdivision, Jefferson Parish, LA, bounded by Avenue E, Stella St., & Geranium St., zoned R-1B Suburban Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

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

Denial for the following reasons:

- The predominant development pattern on Friedrichs Ave. features homes without fences in the front yard, maintaining an open character that contributes to the open character of the Old Metairie Neighborhood Conservation District.
- Only three properties within 300 linear feet have fences along Friedrichs Ave. Two of the fences are in the front yard and are non-conforming, with one having a front-yard setback of three feet. The third fence is in the side yard and thus not required to hold to the front yard setback. The insignificant number of fences within the immediate area combined with the issue of non-conformity do not support the granting of the variance.
- The proposed fence in the front yard is not consistent with the purpose of the OMNCD which is intended to preserve and maintain the neighborhood character of the district.
- The request does not meet the requirements of Sec. 33-3.65.7.6 OMNCD Exceptions and Variances.

The Public Hearing was opened. One person spoke in favor; one spoke in opposition.

There was a 5-minute rebuttal.

Dr. Monica made a motion to recommend denial of OM-12-23 for the installation of a fence in the required front yard. 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 4 to 0 With 1 absent. Motion of denial approved.

OM-17-23 227 Vincent Ave., A request to amend OM-4-18 to install a generator in the required side yard on Lot 113A, Vincent Subdivision, Jefferson Parish, LA, bounded by Duplessis St., Stella St., & Geranium St., zoned R-1B Suburban Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Ms. MacKay stated OM-17-23 is on the Agenda for the September 7th, 2023 OMC meeting but the applicants have cancelled their case as of yesterday afternoon. Ms. MacKay stated we can proceed to the next scheduled case.

OM-19-23 5 Wavertree Ct., A request to amend OM-3-22 to install a generator in the required rear yard on Part of Lot 5, Square B, Metairie Club Gardens Subdivision, Jefferson Parish, LA, bounded by Avenue E, Vincent Ave., and Northline St., zoned R-1C Rural Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

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

Denial for the following reasons:

- Although the site is overdeveloped, and the existing dwelling does not meet any of the setback requirements, the generator could still be placed atop the roof rather than directly on the lot line.
- The request does not meet the requirements of Sec. 33-3.65.7.6 OMNCD Exceptions and Variances.

The Public Hearing was opened. One person spoke in favor; no one spoke in opposition.

Mr. Waring made a motion to recommend approval of OM-19-23 to install a generator in the required rear yard. Ms. Lafaye seconded the motion.

Ms. Chacon called the roll on the motion:

<u>OMC Member</u>	<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 1 With 1 absent. Motion of approval approved.

Minutes

Mr. Waring made a motion to adopt/approve August 3rd, 2023 minutes. Seconded by Dr. Monica.

Ms. Chacon called the roll on the motion:

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

The ayes have it by a vote of 4 to 0 With 1 absent. Motion of adoption approved.

Administrative Approvals & Follow-up of previous cases.

No administrative approvals.

Follow-up on previous cases:

- **OM-10-23 408 Northline St.**, A request to demolish an existing residence on Lot 53, Square E, Metairie Club Gardens Subdivision, Jefferson Parish, LA, bounded by Pelham Dr., zoned R-1C Rural Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)
Planning: Approval
OMC: Approval 8/3/23
Council: Approval 8/9/23
- **OM-14-23 416 Betz Pl**, A request to demolish an existing residence and accessory structure on lot 6A, Sq. A, Betz Place Subdivision, Jefferson Parish, LA bounded by Geranium St, Hector Ave, and Duplessis St, zoned R-1B Suburban Residential/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)
Planning: Approval

OMC: Approval 8/3/23

Council: Approval 8/9/23

Mr. McAlister asked if there was any additional business to come before the commission. There was none.

Mr. Waring made a motion to adjourn. Seconded by Dr. Monica. Meeting adjourned at 10:05 a.m.