

**OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
March 5, 2020 9:00 a.m., Suite 604, Yenni Building**

In Attendance

Old Metairie Commission Members

	<u>Present</u>	<u>Absent</u>
David Webber	√	
Clifford Brown, Vice-Chair	√	
Dr. Monica Monica	√	
Thomas McAlister	√	
Cynthia J. Steward	√	

Planning Department

Jay Hébert, Senior Planner
Alena Gesser, Planner II
Nedra McKinney, Typist Clerk III

Others

Bess Renfrow, Parish Attorney

Mr. Brown, Vice-Chairman, introduced himself, other members of the Commission, and the Parish staff.

The Old Metairie Commission (OMC) conducted the March 5, 2020 public hearing at the Joseph S. Yenni Building in Suite 604, 1221 Elmwood Park Blvd., Jefferson, LA 70123. Mr. Brown proceeded to the agenda and opened the meeting at 9:00 a.m.

OM-1-20 120 Duplessis St.

A request to demolish the existing dwelling, and the new construction of a single-family dwelling and accessory structure with an OMC exception to the design guidelines for a structure penetrating the side yard massing angle, and tree protection plan on Lot 204, Vincent Subdivision, Jefferson Parish, LA, bounded by Stella St., Geranium St., and Vincent Ave.; zoned R-1B Suburban Residential District/OMNCD Old Metairie Neighborhood Conservation District (Council District 5)

Ms. Gesser reported the findings of the case.

The Planning Department recommends approval for the following reasons:

- The proposed development meets all applicable R-1B/OMNCD requirements.
- The Planning Department defers to the Parish Arborist on the protection of the trees during demolition and new construction.

Mr. Brown opened the floor for the applicant/owner to speak.

Ms. Linda Forest spoke. She identified herself as the owner representative and cousin to the people that are building. Ms. Forest lives in Metairie Club Gardens on Vincent Ave. She stated that the owners recently relocated here and are originally from New Orleans. They went to great lengths with the architect in meeting everything, and was willing to answer any questions the Commission had.

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

Mr. Brown opened the floor for any opponents to speak.

Jane Naldy, 207 Vincent Ave. Her property backs up the subject property. She asked what the accessory structure is. Mr. Webber stated that it's basically an outdoor grill and a storage shed. An elevation plan of the accessory structure was presented by the OMC.

Ms. Naldy was also concerned about the tree protection and stated that they cut down a lot of branches already on that tree that were higher than the accessory structure would be and wanted to know why.

Mr. Hebert stated that there is fence protection for the three trees located in the front of the property around the two Water Oaks and the Live Oak.

Ms. Gesser stated that the Parish Arborist reviewed the Tree Protection Proposal which included tree trimming for both the Water Oaks and the Live Oak, and that the proposed pruning and the raising of the tree canopy was not excessive.

Dr. Monica asked the architect to explain the penetration of the massing angle.

Mr. Eric McCutcheon, Architectural Associate, stated that the element of the structure that is abutting into that is the eave line itself and the bell rafter. If that is a significant issue, he stated that there are ways to change the depth of the eave and the soffit. They would need to meet with the owners to make sure they were okay with that. It's a taller structure than what's there right now. They wanted to introduce the bell shape so that it wasn't such a hard edge. It's an aesthetic choice more than functional, but serves the purpose to bring down the scale just a little bit.

Ms. Gesser clarified that in the detailed review, there is an exception in the OMNCD regulations that allows gable walls within a certain pitch range to penetrate the side yard massing angle which does not trigger a variance.

Ms. Steward was wondering why in the zoning report, the engineering department was rendering an opposition to the site plan? Ms. Gesser stated that the reason was there were dimensions that needed to be included on the site plan, and the applicant that had submitted a revised site plan on the Monday before the OMC meeting in which Engineering revised their LURTC (Land Use Review Technical Committee) comment to not opposed.

Mr. Webber stated that the trees really need to be protected with better fencing, more broad fencing, especially the Live Oak. The house is 7 ft. from the property line, which means there is only 6 ft. to the trunk of the Water Oak tree. The fencing is really tight there and the tree is going to die, maybe both of them. The Water Oaks are in the front. Maybe on the property line. The Live

Oak is okay in the back. The fencing is not even ten feet from the trunk of the tree. Perhaps the Parish Arborist can inspect the fencing and make it bigger.

Dr. Monica asked if they could put that into their recommendation. Mr. Hebert stated that they could provide it in the recommendation as a stipulation that the fencing be extended around the trees.

Mr. McAlister stated that we should include in the recommendation that they comply with the recommendation of Bayou Tree Services. They provide a lot of recommendations that need to be followed.

Mr. Brown stated that he wanted to make sure a sidewalk was included and that it was in line with the existing sidewalk.

Mr. Webber made a motion to accept the plans as proposed for OM-1-20 with the stipulation that the tree root zones be increased and protective fencing around the trees be increased substantially for the benefit of the trees. Seconded by Dr. Monica.

Ms. McKinney called the roll on the motion:

	Aye	Nay
Mr. Brown	√	—
Mr. McAlister	√	—
Dr. Monica	√	—
Mr. Webber	√	—
Ms. Steward	√	—

The ayes have it by a vote of 5 to 0. (With 0 absent). Motion approved.

Minutes

Dr. Monica made a motion to adopt the minutes from February 5, 2020. Seconded by Mr. Webber.

All were in favor by a vote of 5 to 0. (With 0 absent). Motion approved.

Other Matters.

Dr. Monica made a motion that by acclamation, she proposed that Mr. Clifford Brown who is currently Vice-Chair fill the vacancy of the OMC Chair Person. Seconded by Mr. McAlister.

All were in favor by a vote of 5 to 0. Motion Approved.

Administrative Approvals & Follow-up of previous cases.

There were no administrative approvals since the last OMC Hearing.

The applications for 515 Woodvine Ave. & 519 Woodvine Ave. were both withdrawn by the applicant.

Dr. Monica acknowledged and thanked Ms. Eastman for all of her hard work and dedication and all were well pleased of her doing a great job while serving on the Old Metairie Commission.

Dr. Monica made a motion to adjourn. Seconded by Mr. Webber. Meeting adjourned at 9:21 a.m.