

**OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
June 4, 2020 9:00 a.m., via teleconference
in compliance with Proclamation Number 59 JBE 2020
issued by Governor John Bel Edwards**

In Attendance

Old Metairie Commission Members

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

Planning Department

Jay Hébert, Senior Planner
Juliette Cassagne, Director

Others

Bess Renfrow, Parish Attorney
Tramone Chetta, Inspection and Code Enforcement
Tom Scott, Inspection and Code Enforcement

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

The Old Metairie Commission (OMC) conducted the June 4, 2020 public hearing via teleconference and broadcast live on JPTV via cable, Facebook live on the Jefferson Parish official page, and on <http://www.jeffparish.tv/live/> in compliance with Proclamation Number 59 JBE 2020 issued by Governor John Bel Edwards, in light of COVID-19. Mr. Brown provided instruction for the public to take part in the teleconference meeting, as provided for on the agenda, and then proceeded to the agenda and opened the meeting at 9:02 a.m.

OM-7-20 507 Hector Ave.

A variance request for the placement of a generator in the required front yard, on Lot 28-A, Plot 10, Metairie Suburb Subdivision, Jefferson Parish, LA, bounded by Geranium St, Betz Pl., and Avenue E, zoned R-1B Suburban Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mr. Hebert reported the findings of the case.

The Planning Department recommends approval for the following reasons:

- The front yard setback variance for the placement of the generator is acceptable because the footprint of the existing development and deficient lot size limits where the proposed generator may be located on the site; and

- The existing trees and landscaping in the front yard serves as an adequate screening to Hector Ave.

Mr. Hebert reported that the Planning Department received a letter from the adjacent property owner, Sven Olsen, which states "This is to confirm that I do not object to Mr. Dastugue (507 Hector Ave.) accessing my front yard to install a generator."

Mr. Hebert stated that the Planning Department also received an e-mail dated June 1, 2020 from the applicant providing a brief description of the actual generator: it's a 32 kw model, water cooled so it runs quieter and cooler than an air cooled unit, the applicant is planning to run it once every other week for approximately 15 minutes on the weekends, not during the work week and is open for suggestions.

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

Mr. Paul Dastugue called into the hearing and said he wanted to do this for years now because the power has gone out several times and has a wife with health issues and can't allow her to be overheated and is critical to provide air conditioning during power outages. This location works well because it won't be visible as shown on the images provided.

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

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

Mr. Webber asked about the size of this generator as for as the dimensions; length, width, and height. Mr. Dastugue stated he provided a spec sheet to Ms. Gesser, it's approximately 3-feet wide and about 36-inches high and about 5-feet long. Mr. Hebert later in the meeting provided the dimensions.

Mr. Webber also asked if it will sit on a concrete pad at ground level, or be raised on some sort of pad. Mr. Dastugue stated he was unsure because the electrician has to submit a permit request which will include a flood zone determination, which determines how high off the ground it has to be. He was told probably no more than a couple of feet, but it would be off the ground.

Mr. Webber's only concern was how high off the ground it would be and that there was not enough existing landscaping to hide it. Mr. Dastugue stated he is willing to add more landscaping there if it's a concern. He thought of placing lattice work around it and growing vines on the lattice. He spoke with the Parish Arborist about adding one or two more plants around it to block it.

Mr. McAlister stated he agrees with Mr. Webber and reiterated that this can use more landscaping to obscure from the street. Mr. McAlister has general concerns about approving variances, however he recognizes that generators are a quality of life issue and that older properties were not developed anticipating the need for locating generators. He's not against it [the request] but it could use more landscaping.

Dr. Monica stated she understands the hardship of the lot and is not for variances but under these conditions and health concerns she is not against it, but reiterates that it needs more landscaping.

Ms. Steward and Mr. Brown agreed as well and had no other issues.

Mr. Webber made a motion to recommend approval of the variance for the 13 ft. front yard setback for the new generator. Seconded by Mr. McAlister.

Ms. Renfrow called the roll on the motion:

	Aye	Nay
Mr. Brown	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Dr. Monica	<u>√</u>	—
Mr. Webber	<u>√</u>	—
Ms. Steward	<u>√</u>	—

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

OM-8-20 307 Cuddihy Dr.

A request to construct a covered patio and outdoor kitchen with a variance to the side yard setback and a second floor addition, on Lot 15, Square A, Metairie Golf View Subdivision, Jefferson Parish, LA, bounded by Frisco Ave. and Woodvine Ave., zoned R-1B Suburban Residential/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Ms. Renfrow noted that the applicant has removed the terrace/outdoor kitchen.

Mr. Hebert reported the findings of the case.

The Planning Department recommends approval for the following reason:

- The second floor dormer addition constitutes only a 5% increase in the square footage of the residence and meets all zoning requirements.

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

Mr. Solomon was present on the call to answer any questions.

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

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

Dr. Monica wanted to reconfirm that because the applicant removed the terrace/outdoor kitchen that there are no variances and this increased square footage would comply/amend to the previous approval.

Mr. Hebert confirmed that this is correct.

No other comments were made from the commission members.

Dr. Monica made a motion to recommend approval of the addition. Seconded by Ms. Steward.

Ms. Renfrow called the roll on the motion:

	Aye	Nay
Mr. Brown	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Dr. Monica	<u>√</u>	—
Mr. Webber	<u>√</u>	—
Ms. Steward	<u>√</u>	—

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

Minutes

Mr. Webber made a correction on the bottom of page 2, the last paragraph, second sentence, should read “there is only 6 ft. to the trunk of the Water Oak Trees”. (Correction is noted and will be made)
Mr. Webber made a motion to adopt the minutes from March 5, 2020. Seconded by Dr. Monica.

Other Matters.

Dr. Monica made a motion to nominate Mr. Webber as Vice-Chair.

Ms. Renfrow called the roll on the motion:

	Aye	Nay
Mr. Brown	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Dr. Monica	<u>√</u>	—
Mr. Webber	<u>√</u>	—
Ms. Steward	<u>√</u>	—

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

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

Administrative Approvals & Follow-up of previous cases.

Mr. Hebert reported on the following administrative approvals since the last public hearing:

- OM-4-20, 29 Pelham Ave, modification of the driveway layout.
- OM-5-20, 418 Hector Ave, included interior renovation and an enclosure of an existing breezeway that connected the accessory structure to the rear of the residence.
- OM-6-20, 221 Avenue E, an addition of 122 square ft. in addition to the garage also an alteration to the rear façade of the primary structure.

There were no follow-ups on previous cases.

Mr. McAlister expressed concerns regarding administrative approvals and enclosure of a breezeway connecting an ancillary structure to the main structure. This may need to be addressed with respect to revisions that are being worked on with the CZO. It’s always struck as a problematic loophole to

the concept of massing and setbacks, because ancillary structures have a completely different setback than a main structure.

Ms. Cassagne stated that this particular case (OM-5-20) was one that had come before the OMC last year (OM-16-18). Procedurally, OMNCD approved site plans lapse after a year but the BZA variances, as granted, are good for 2 years. In this case, their previously approved site plan, that the Old Metairie Commission reviewed and signed off on, had expired but the BZA variance was still in effect. So, it was signed administratively because it was reviewed by this Commission and the variance had been granted by the BZA. If it were a new situation, it would have required the BZA grant the variance and it would have been put through the Commission.

Dr. Monica made a motion to adjourn. Seconded by Mr. Webber. Meeting adjourned at 9:39 a.m.