

**OLD METAIRIE COMMISSION (OMC) MINUTES
PUBLIC HEARING
June 6, 2019 9:00 a.m., Suite 604, Yenni Building**

In Attendance

Old Metairie Commission Members

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

Planning Department

Juliette Cassagne, Assistant Director
 Jay Hébert, Senior Planner
 Nedra McKinney, Typist Clerk III
 Shakeeb Shariff, Planner II
 Carrie MacKay, Planner II

Others

Bess Renfrow, Assistant Parish Attorney
 Tramone Chetta, Dept. Inspection and Code Enforcement

Ms. Eastman, Chairman, introduced herself, other members of the Commission, and the Parish staff.

The Old Metairie Commission (OMC) conducted the June 6, 2019 public hearing at the Joseph S. Yenni Building in Suite 604, 1221 Elmwood Park Blvd., Jefferson, LA 70123. Ms. Eastman proceeded to the agenda and opened the meeting at 9:00 a.m.

OM-8-19 313 Hector Ave

A request to construct a second-floor “camel-back” addition to the existing residence with an OMC exception to the design guidelines for a structure penetrating the right side-yard massing angle at 313 Hector Ave., on Lot N, Square 7, Metairie Suburb Subdivision, Jefferson Parish, LA, bounded by Avenue B, Betz Ave., and Duplessis St., zoned R-1A Single-Family Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Mr. Shariff reported the findings of the case.

Planning Department Recommendation: Approval for the following reason:

- Though not considered minor or incidental, the penetration of the right side-yard massing angle is minimal while maintaining the side-yard setback of the existing dwelling, and will not have a negative impact on the surrounding area.

Ms. Eastman opened the floor for applicant/owner to speak.

Elizabeth Cropp, Architect, 7315 Saint Charles Ave., NOLA stated that the owners just wanted to add a camel back addition to the property that is proportionally pleasing and compliments the new structure.

Ms. Eastman opened the floor for any proponents to speak. There were none.

Ms. Eastman opened the floor for any opponents to speak. There were none.

Ms. Steward questioned why there isn't any openings on the front.

It was stated that if a window was to be placed there because of an existing roof line there would just be little small slivers. There are plenty of openings on the side; when standing in the street the camel back is hardly going to be visible from the street with the trees. Unless looking at it from an angle it won't be visible.

Mr. McAlister stated that there's a camel-back one house down from that one and unless you are looking at it from that angle you cannot tell it's a camel-back from a straight view.

Ms. Eastman asked how the height of the roofline would be compared to the house next door. It was stated that it would be taller because the house next door has lower ceilings inside. Ms. Eastman also noticed that the ceiling height for the first floor is nine and one-half (9.5) feet on the bottom and ten (10) feet on top. Ms. Cropp stated that there are two reasons for that. It's less expensive to use pre-cut lumber on the second floor and the owners wanted to proportionally keep the same look.

Mr. McAlister made a motion to recommend approval. Seconded by Ms. Steward.

Ms. Eastman called the roll on the motion:

	Aye	Nay
Ms. Eastman	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Ms. Steward	<u>√</u>	—

The ayes have it by a vote of 3 to 0 with Mr. Brown and Dr. Monica absent. Motion approved.

OM-9-19 430 Woodvine Ave

A request to demolish the existing residence and tree removal at 430 Woodvine Ave., on Pt. of Lot 1, Sq. P, Metairie Club Gardens Subdivision, Jefferson Parish, LA, bounded by Metairie Country Club and Falcon Rd., zoned R-1D Rural Residential District/OMNCD Old Metairie Neighborhood Conservation District. (Council District 5)

Ms. MacKay reported the findings of the case.

Planning Department: Approval for the following reasons:

- By demolishing a home in poor repair, the proposal is consistent with the OMNCD intent to “...maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment... and the accommodation of desirable change”.
- The Planning Department defers to the Parish Arborist on the removal and protection of the trees.

Ms. Eastman opened the floor for applicant/owner to speak.

Raymond Brandt, owner – 1004 Falcon Rd, believes that this would be a great enhancement for the neighborhood to remove this old house and debris around it; dig up the old pool which is non-functional, and make everybody's property values go up.

Ms. Eastman opened the floor for any proponents to speak. There were none.

Ms. Eastman opened the floor for any opponents to speak. There were none.

Gwendolyn Lanassa, 405 Woodvine Ave, concerned that after the structure is demolished, what will happen to the property, Will it will be used for parking large vehicles; essentially becoming a parking lot?

Mr. McAlister stated that looking at the photos it looks to be short one tree, looks to be a Crepe Myrtle that should be in the back southwest corner, closer to the house. Does not have any issues with the demolition but just wants to be consistent. Also wants to know what is the purpose of the removal of the 21 inch pine tree, it's very healthy and does not seem to interfere with the demolition or potential construction.

The applicant stated that they hired an arborist to evaluate the trees and it was probably an oversight on the arborist's part for not commenting on it. They intend to plant something in its place.

Mr. McAlister asked the applicant of their intended use of the property after the demo. The applicant respond that they plan to build another house and intend on living in it along with their grandchildren.

Ms. Eastman asked if the property will ever be used for storage. It was stated that it will not be used for any kind of storage or the parking of boats and it will be in compliance of the code.

Ms. Eastman also stated she doesn't have a problem with the demolition but would like to leave the trees in place so that it has the feel of a garden rather than an empty lot sitting there. She asked about making that part of the OMC's recommendation on the demolition.

Mr. Brown wasn't able to attend the meeting but submitted his thoughts dated Tuesday June 4, 2019 which states “I am worried about the 430 Woodvine Demo, I'd like to know the intent of the property once demolished, if that's in our authority. Why are they removing the driveway, they need more parking as it stands now. I would also like to be very careful about the tree removals since we've had neighbors specifically on this street 'accidentally' remove trees that were not supposed to be removed. I'm not sure what procedures can be put in place that this does not happen again but I think we need to be careful. I do not have a problem removing the Crepe Myrtles but I do object to

removing the 21 inch pine tree unless it's in bad condition but the bayou report just says they want it removed because of location, size and species. Why is that? What difference does a location make? It's not a buildable area, it's a large healthy Pine tree. The roots do not interfere with the property like the Cypress. If it were a smaller Pine tree it might snap, but it's a large tree. We need to be super careful on that 52 inch Live Oak; that is a gorgeous tree. During demolition they may damage the tree if they are not careful, which we know demolition people are not. They're saying cut low limbs which is fine, but there are limbs that cannot be cut, just to make sure everyone is clear. Thanks Clifford"

Ms. Steward is in agreement and thinks the OMC should approve the demolition for the buildings and the pool and defer action on the significant tree removal.

Mr. McAlister agrees with the proposed demolition including the circular driveway.

Mr. McAlister made a motion to recommend approval of demolition of all structures including the driveway with the tree protection plan be revised to protect the 21 inch pine tree instead of removal. Seconded by Ms. Steward.

Ms. Eastman called the roll on the motion:

	Aye	Nay
Ms. Eastman	<u>√</u>	—
Mr. McAlister	<u>√</u>	—
Ms. Steward	<u>√</u>	—

The ayes have it by a vote of 3 to 0 with Mr. Brown and Dr. Monica absent. Motion approved.

Minutes

Mr. McAlister made a motion to defer the minutes from May 2, 2019 to the July 11, 2019 meeting. Seconded by Ms. Steward.

Administrative Approvals & Follow-up of previous cases

- The Kern Residence - 533 Woodvine- A request to install a generator
- The Carrubba Garage -105 Northline has submitted their BZA application, scheduled for June 24, 2019

Other Business

- Instead of bringing an update regarding the OMNCD Zoning Text Study to the Commission in July we will resume this update at the August hearing upon Dr. Monica's return.

Ms. Steward moved for adjournment, Mr. McAlister seconded. All were in favor. (3-0) with Mr. Brown absent and Dr. Monica absent.

Meeting adjourned at 9:35 am.