

**THE CITY OF GRETNA
PLANNING AND ZONING COMMISSION
MEETING**

740 Second Street, Gretna, LA 70053

Council Chambers, 2nd floor.

May 1, 2024 - 5:30 PM

AGENDA

AGENDA ITEM(S):

1. Call to Order/Roll Call

2. Variance Request(s):

- (1) 1001 Washington Street - E. Nelson Clayton II, Applicant (Brooke Le, Owner).

Request to build a new single-family home with reduced setbacks due to the irregular lot shape and size. (Reduce front yard setback to 5'0"; Rear yard setback to 11'0"; and side yards setbacks to 3'0").

3. Other Matters:

4. Adjournment.



DEPARTMENT OF PLANNING & CITY DEVELOPMENT

1001 WASHINGTON STREET – VARIANCE

STAFF REPORT TO PLANNING AND ZONING COMMISSION

April 26, 2024

SUMMARY

An application has been submitted to the City of Gretna by property owner Brooke Le for a variance at 1001 Washington Street, City of Gretna, to build a new single-family home with reduced setbacks due to the irregular lot shape and size.

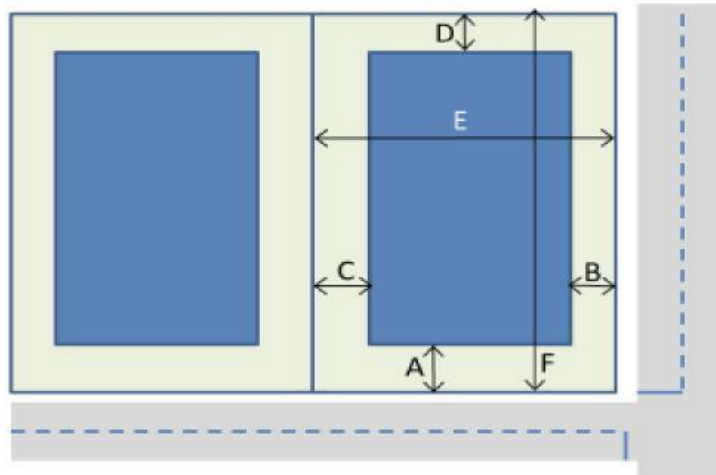
DESCRIPTION

The property is zoned R-1. In this single-family residence zoning district, setback requirements in the table below are standard for R-1 new construction, but due to the lot dimensions, would make the property unbuildable. See Unified Development Code (UDC) Section 58-111 for more detail.

Exhibit 58-111a: Residential District Development Standards Summary

Design Element	Principal Structure Standards			Section Cross-Reference
	R-1	R-2	R-3	
Maximum height	35'	35'	45'	Sec. 58-56
Minimum front setback (dimension A)	20'	20'	20'	Sec. 58-171
Minimum side setback, exterior (dimension B)	10'	10'	10'	Sec. 58-171
Minimum side setback, interior (dimension C)	5'	5'	5'	Sec. 58-171
Minimum rear setback (dimension D)	15'	15'	15'	Sec. 58-171
Minimum lot width (dimension E)	50'	40'	40'	Sec. 58-172
Minimum lot depth (dimension F)		75'	75'	Sec. 58-172
Minimum lot area for single-family and two-family units	Varies by Neighborhood Overlay District (see Sec. 58-150(c))			Sec. 58-172
Minimum lot area for multi-family units			See (d)(2) below	

Residential District Development Standards



(Code 1997, § 102-88; Ord. # 1945, § IX, 6-12-1989; Ord. # 3370, §§ 2, 5, 2-4-2002; Ord. # 3386, 5-13-2002; Ord. # 3555, § III, 12-12-2005)

See attached application, proposed site plan – note that this variance was originally applied for and approved in 2022. However, the plan has slightly changed, and variances expire after twelve months of no action.

A variance is only applicable “when a physical hardship exists that presents an exceptional or unusual physical condition of a lot, which condition is not generally prevalent in the neighborhood, and which condition would prevent a reasonable or sensible arrangement or use of building or lot,” UDC Section 58-65. The approval criteria for granting a variance are also included here for reference:

Variance Approval Criteria. The Planning & Zoning Commission shall not grant approval for a requested variance unless it makes a finding, based upon the evidence presented to it, that indicate each of the following:

- (1) The variance granted is the minimum amount of relief required to enable reasonable use of the affected property.

- (2) The approval, if granted, will not cause any diminution or depreciation of property values of any surrounding property or will not alter the essential character of the locality.
- (3) The approval, if granted, will tend to preserve and advance the prosperity and general welfare of the neighborhood and community.
- (4) The approval, if granted, will not be detrimental to the public welfare or seriously affect or be injurious to other property in which the property is located, in that it will not: impair an adequate supply of light and air; or increase substantially the congestions in the public streets, create a traffic hazard, or permit inadequate parking; or increase the danger of fire; or substantially affect or overburden existing stormwater management or sewerage systems; or otherwise endanger the public safety; or cause serious annoyance or injury to occupants or adjoining premises by reason of emission of odors, fumes, gases, dust, smoke, noise, vibration, light or glare, or other nuisances.
- (5) A physical hardship with special conditions and circumstances exists that is peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district; and the special conditions and circumstances do not result from the intentional actions of the applicant or any person who may have or had interest in the property.
- (6) The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party, and strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner as distinguished from mere inconvenience or economic relief.
- (7) Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter.
- (8) Granting the variance requested will generally not confer on the applicant any special privilege which is denied by this chapter to other lands, structures, or buildings in the same district similarly situated

NOTICE REQUIREMENTS AND PUBLIC COMMENT

Posting and public notice requirements for this variance application will be satisfied as of April 19, 2024. One comment from a concerned neighbor noted the amount of sand placed on the property has washed onto neighboring properties. A quasi-judicial hearing will be conducted at the regular meeting of the Planning and Zoning Commission on May 1st, 2024, for approval.

RECOMMENDATION WITH CONDITIONS

The variance is recommended for approval because of the physical hardship present on the site. The property owner cannot be reasonably denied the ability to build a single-family home due to a pre-existing non-conforming lot dimensions. They have made reasonable efforts to conform through lot consolidation, and the requested setback relief is reasonable, and the minimum needed to effectively utilize the site for the intended zoning use. This recommendation is based on the condition that the plans meet all other UDC requirements including parking and front yard greenspace.

Sincerely,



Amelia Pellegrin, AICP
Director of Planning and City Development



VARIANCE REQUEST APPLICATION

****Fee: \$300.00 (Non-Refundable)**

(PLEASE PRINT)

(May require "Hardship Letter")

NOTE: Please submit application at least 10- working days prior to the Council meeting.

Application date: 04/11/2024

1001 Washington St., Gretna, LA 70053

Address of property for variance request:

Current Zoning of property

A-1

23

McDonoghville

Legal Description of Property: Lot(s)

Square

Subdivision

E. Nelson Clayton, II Nelson Clayton Homes, LLC (504) 433-5659 nelson@nelsonclaytonhomes.com

Applicant's Name: 4

Contact Phone No.

E-mail address (if any)

30 Coquille Road, Belle Chasse, LA 70037

Applicant's Address:

Brooke Le

(504) 905-3196

brookelesm@gmail.com

Owner's Name

Contact Phone No.

E-mail address (if any)

866 Marlene Dr., Gretna, LA 70053

Owner's Address:

Type Variance requested:

IX Yard } Front ☒ Rear ☒ L side ☒ R side ☐ ri Height restriction

Lot area per family 1 ☐ J Other (See attached)

Explanation: We would like to reduce the front yard setback to 5'0" and the rear yard setback to 11'0" and the side yards to 3'0" due to the irregular lot shape and size. Toe of Levee is 16.5' from closest point of house to toe of levee. **Reason for request:** Lot is extremely Shallow.

Revised Mar. 22, 2018 NJC

APPROVED FOR PRESENTATION

Planning and Zoning Official signature for presentation

Approval date

Remarks:

I AFFIRM THAT THE INFORMATION GIVEN IN THIS APPLICATION IS TRUE AND CORRECT.

Brooke Le

Signature of Property Owner

Brooke Le

Property Owner (PRINT NAME)

E. Nelson Clayton, II

E. Nelson Clayton, II for Nelson Clayton Homes, LLC

Applicant (PRINT NAME)

04/11/2024

Date