

Board of Adjustments Meeting
Regular Meeting
November 3, 2025
5:45 p.m.
St. Mary Parish Courthouse Fifth Floor
Franklin, Louisiana

The Board of Adjustments met in Regular Session on this date with Chairman, John “Booker” Davis presiding, and the following members present: Larry Hotard, Keith Lewis, and Roy Martin. Absent was Scott Berry and Tanya Johnson.

Mr. Davis pronounced the Invocation, and the Pledge of Allegiance was led by Mr. Hotard.

Mr. Martin moved that the reading of the minutes of the Regular Meeting, October 6, 2025, be dispensed with and that the same be approved. Mr. Lewis seconded the motion which carried.

John “Booker” Davis read the Variance request for Lulabelle Kennerson, represented by Misty Caldwell for a Front Yard Setback Variance to deviate from the required 50 ft. to 30 ft., a Side Setback Variance to deviate from the required 25 ft. to 15 ft., and a Variance to deviate from Div. 1.6 Agricultural and Residential Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2; Detached Accessory Building Standards – Setbacks-Front, Generally-behind the principal building in an Agricultural (AG) Zoned District located at 1208 Victoria Riverside Rd., Patterson, LA -Sec.3 T15S R12E; -Parcel Id# 3044421006.00-Lot 10-A Per Plat 28O 211801 BD Shell Rd – Lot 10-B – River – Lot 9 Acq 467 345533.

Misty Caldwell appeared before the board to discuss the Variance request for Lulabelle Kennerson, represented by Misty Caldwell for a Front Yard Setback Variance to deviate from the required 50 ft. to 30 ft., a Side Setback Variance to deviate from the required 25 ft. to 15 ft., and a Variance to deviate from Div. 1.6 Agricultural and Residential Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2; Detached Accessory Building Standards – Setbacks-Front, Generally-behind the principal building in an Agricultural (AG) Zoned District located at 1208 Victoria Riverside Rd., Patterson, LA.

Ms. Caldwell stated that she would like to move a manufactured home onto her mother’s property.

Dyerall Rader appeared before the board in opposition to the variance request and stated that he is not comfortable with the manufactured home being placed so close to his property line.

Ms. Caldwell explained to Mr. Rader that the manufactured home would be situated on the opposite side of where his property is.

Mr. Rader retracted his opposition.

Mr. Lewis made a motion to approve the Variance request for Lulabelle Kennerson, represented by Misty Caldwell for a Front Yard Setback Variance to deviate from the required 50 ft. to 30 ft., a Side Setback Variance to deviate from the required 25 ft. to 15 ft., and a Variance to deviate from Div. 1.6 Agricultural and Residential Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2; Detached Accessory Building Standards – Setbacks-Front, Generally-behind the principal building in an Agricultural (AG) Zoned District located at 1208 Victoria Riverside Rd., Patterson, LA -Sec.3 T15S R12E; -Parcel Id# 3044421006.00- Lot 10-A Per Plat 28O 211801 BD Shell Rd – Lot 10-B – River – Lot 9 Acq 467 345533. Mr. Martin seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Larry Hotard, Keith Lewis, and Roy Martin

Nays: None

Abstained: None

Absent: Scott Berry and Tanya Johnson

John “Booker” Davis read the Variance request for Blaine Lanclos for a Front Yard Setback Variance to deviate from the required 50 ft. to 35 ft. and a Variance to deviate from Div. 1.6 Agricultural and Residential Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2; Detached Accessory Building Standards – Setbacks-Front, Generally-behind the principal building in an Agricultural (AG) Zoned District located at 112 Lanclos Ln., Franklin, LA -Sec.47 T15S R10E; -Parcel Id# 2504501006.00- Lot Por Tract "ABCDA" Per Plat 165 301255 Situated in Sec 47 T15S R10E Acq 130 296295.

Blaine Lanclos appeared before the board to discuss the Variance request for Blaine Lanclos for a Front Yard Setback Variance to deviate from the required 50 ft. to 35 ft. and a Variance to deviate from Div. 1.6 Agricultural and Residential Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2; Detached Accessory Building Standards – Setbacks-Front, Generally-behind the principal building in an Agricultural (AG) Zoned District located at 112 Lanclos Ln., Franklin, LA.

Mr. Lanclos explained that the variance request is so that he may place a storage shed at the end of his driveway.

Mr. Martin made a motion to approve the Variance request for Blaine Lanclos for a Front Yard Setback Variance to deviate from the required 50 ft. to 35 ft. and a Variance to deviate from Div. 1.6 Agricultural and Residential Standards; Sec. 1.6.2 Residential Accessory Uses, Building, and Structures; Table 1.6.2; Detached Accessory Building Standards – Setbacks-Front, Generally-behind the principal building in an Agricultural (AG) Zoned District located at 112 Lanclos Ln., Franklin, LA -Sec.47 T15S R10E; -Parcel Id# 2504501006.00- Lot Por Tract "ABCDA" Per Plat 165 301255 Situated in Sec 47 T15S R10E Acq 130 296295. Mr. Lewis seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Larry Hotard, Keith Lewis, and Roy Martin

Nays: None

Abstained: None

Absent: Scott Berry and Tanya Johnson

John “Booker” Davis read the Variance request for Marc Kuhlman, Jr, represented by Matthew Fore with Miller Engineers & Associates, Inc. for a Lot Area Variance for Tract “A-1” to deviate from the required 10 acres to 3.75 acres in an Agricultural (AG) Zoned District located at 626 Desonier Road, Jeanerette, LA - Sec. 69 T13SR8E; - Parcel Id# 1874924042.00 - Lot Tract A Per Plat 38Y 252710 Also Desc Tract CDQMNPC Acq 343452 Improvement.

Matthew Fore with Miller Engineers & Associates, Inc. appeared before the board to discuss read the Variance Request for Marc Kuhlman, Jr, represented by Matthew Fore with Miller Engineers & Associates, Inc. for a Lot Area Variance for Tract “A-1” to deviate from the required 10 acres to 3.75 acres in an Agricultural (AG) Zoned District located at 626 Desonier Road, Jeanerette, LA.

Mr. Fore explained that Mr. Kuhlman intends to sell a portion of the property and it would not meet the lot area requirements.

Mr. Martin made a motion to the Variance request for Marc Kuhlman, Jr, represented by Matthew Fore with Miller Engineers & Associates, Inc. for a Lot Area Variance for Tract "A-1" to deviate from the required 10 acres to 3.75 acres in an Agricultural (AG) Zoned District located at 626 Desonier Road, Jeanerette, LA - Sec. 69 T13SR8E; - Parcel Id# 1874924042.00 - Lot Tract A Per Plat 38Y 252710 Also Desc Tract CDQMNPC Acq 343452 Improvement. Pending Parish Council approval. Mr. Lewis seconded the motion which carried with the following 3-0-0-2 Roll Call Vote:

Yeas: Larry Hotard, Keith Lewis, and Roy Martin

Nays: None

Abstained: None

Absent: Scott Berry and Tanya Johnson

There being no further business, Mr. Martin moved for adjournment. Mr. Lewis seconded the motion, which carried.

S/O John "Booker" Davis
John "Booker" Davis, Chairman
St. Mary Parish Board of Adjustments