

Board of Adjustments  
Public Hearing Minutes  
December 1, 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.

The purpose of the hearing was to receive written and/or oral comments relative to the following proposed variance of property:

Thomas and Timothy Raphael for a Lot Area Variance to deviate from the required 10 acres to 8.45 acres in an Agricultural (AG) Zoned District located in Franklin, LA. Pending Planning and Zoning approval. -Parcel Id# 1874924077.00 - 3.69 Ac Por Lot No 5A-1 Resubd No. 5A Jules O Bodin Est Part Per Plat 44H 274240 Situated in Sec 2 T1S R8E Acq 438 340653 and -Parcel Id# 1874924074.00 - 19.20 Ac Por Lot No 5A-1 Resubd No 5A Jules O Bodin Est Part Per Plat 44H 274240 Situated in Sec 3 T14S R8E Acq 438 340653.

Timothy Raphael appeared before the board to discuss the reason for the Lot Area Variance request to deviate from the required 10 acres to 8.45 acres in an Agricultural (AG) Zoned District located in Franklin, LA.

Mr. Raphael explained that the property is being subdivided between him and his brother, Thomas.

Mr. Raphael stated that the portion that will be for his brother would not meet the Lot Area requirements for Agricultural (AG) Zoned District.

Dwain Mayon represented by Matthew Fore with Miller Engineers and Associates, Inc. for a Rear Yard Setback Variance to deviate from the required five (5) ft. to zero (0) ft., a Front Yard Setback Variance to deviate from the required 15 ft. to five (5) ft., and a Variance to deviate from the required 50 ft. Right of Way/ Utility Easement to 20 ft. in an Existing Neighborhood (EN3) Zoned District on a proposed subdivision of property located at 2117 Hwy 182, Morgan City, LA-Sec.21 T15S R12E; -Parcel Id# 2984341002.00 Lot Rem 12B Clarke Bayou Vista Subd Per Plat 90 290593 Acq 44S 275988 Improvement on the land of Mayon Dwain A Acq 44S 275988.

E & F Property Holdings LLC for a Front Lot Width Variance to deviate from the required 75 ft. to 40 ft. and a Rear Lot Width to deviate from the required 75 ft. to 70 ft. in an Existing Neighborhood (EN2) Zoned District located at 21218 Hwy 182, Jeanerette, LA-Sec. 42 T13S R8E; Pending Parish Council approval. - Parcel Id# 1785101049.00 Lot Bd Teche - Thornton - Hwy 90 - Proctor Situated Sec 42 T13S R8E Acq 468 345667 and a Front Lot Width Variance to deviate from the required 75 ft. to 56 ft. and a Rear Lot Width to deviate from 75 ft. to 26 ft. in an Existing Neighborhood (EN2) Zoned District located at 21218 Hwy 182, Jeanerette, LA-Sec. 41 T13S R8E; -Parcel Id# 1785101050.00 Lot Bd Teche - Thornton - Hwy 90 - Proctor Situated Sec 41 T13S R8E Acq 468 345667.

Clint Freyou and Erin Eldridge appeared before the board to discuss the reason for a Front Lot Width Variance request to deviate from the required 75 ft. to 40 ft. and a Rear Lot Width request to deviate from the required 75 ft. to 70 ft. in an Existing Neighborhood (EN2) Zoned District located at 21218 Hwy 182, Jeanerette, LA-Sec. 42 T13S R8E;

Mr. Freyou explained that when he purchased the property, he was under the assumption that it was zoned for commercial use, being that there was a business there years ago.

Ms. Eldridge explained that the property was approved by the Planning and Zoning Commission for a rezone.

Shane Cook for 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 1120 Victoria Riverside Rd., Patterson, LA -Sec.3 T15S R12E; -Parcel Id# 2954364035.00- Lot 1 Per Plat 37I 246738 the Resub of 10-A 10-B 10-C Riverside Est Per Plat 30Q 220249 ACQ 376 331247.

Shane Cook appeared before the board to discuss the request for for 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 1120 Victoria Riverside Rd., Patterson, LA

Mr. Cook explained that the way his property is currently laid out, there is no room behind his residence to be able to place an accessory structure.

In reference to Mr. Davis’s inquiry, Mr. Cook stated that he hasn’t had any opposition from his surrounding neighbors.

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

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