

**Planning Commission
Public Hearing
January 25, 2022
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The meeting was called to order at 6:00pm by Planning Chairwoman Karen Gautreaux

The secretary called the roll.

Commissioners Present: Karen Gautreaux, Nixon Adams, Scott Quillin, Mike Pierce, Brian Rhinehart, Claire Durio, and Simmie Fairley

Absent: None

Also Present: Cara Bartholomew, Director Planning Department; Lauren Brinkman, Planner; David Parnell, City Attorney; Alex Weiner, Secretary

There was no new business, so Ms. Gautreaux adjourned the Planning Commission Meeting.



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman
Planning Commission

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Brian Rhinehart, Zoning Commission Chairman, commenced the Zoning Commission Meeting.

Mr. Rhinehart read the announcement that written notice of decisions regarding zoning variances will be filed in the Commission's office the following day of this meeting at which time applicable appeal time will begin to run.

V22-01-01 – Simon Bruni requests a variance to CLURO Section 8.1.3 Supplemental Fence and Wall Regulations, Sq. 65, Lot 8, R-1 Single-Family Residential District, 630 Atalin Street

Mr. Adams said that through lots always create problems as the regulations are not made for lots with two frontages. There is not another backyard looking lot on the street and is the only one with a seven-foot fence next to the yard. It is a problem either way, the best thing to do would be to add some buffering.

Ms. Bartholomew mentioned that there was existing landscaping in front of the fence.

Ms. Durio brought up that the applicant is allowed a seven-foot fence, just not on the property line. The guidelines have to be respected, and the Commission can only deviate by granting a variance or exception and so far, the applicant has not presented anything that would support either option.

Mr. Adams said that this would have to be an exception

Mr. Quillin said he was concerned with the fence blocking the view of a parking area when exiting, a seven-foot fence on the property line has visibility issues.

Simone Bruni, Applicant, 630 Atalin: Said that the corner of the street to the fence is public property, there is about 10-12 feet of public property from the edge of the fence, so visibility is not an issue.

Ms. Durio responded that the Livingston side driveway is the issue, there would be no view to see if anything is coming. Ms. Bruni replied that she did not believe there was a blockage as there was about a 15-foot clearing between the driveways. She went on to say that the problem is the way the entire block is planned. She also added that there is a large shed on Atalin on the neighbor's property that could cause visibility issues. She would be willing to make it a six-foot fence, she only wants something not easily hopped over.

Mr. Rhinehart asked if she would be replacing and raising the existing fence, or relocating it in anyway. Ms. Bruni replied that she was only adding onto the fence in the same style, the footprint would not change.

Ms. Durio said that there are only two houses facing Atalin, and this would be the only house that would have a fence on the property line and not face Atalin.

Mr. Adams brought up that a front yard is defined by the smallest measurement, not by the use.

Mr. Pierce asked if there was any way to accomplish her goal with landscaping and no fence. Ms. Bruni replied that privacy and security are her concerns and feels that landscaping alone would not be secure enough.

Ms. Bruni brought up that Monroe and Livingston block had fences on their property line. Mr. Adams asked how far from the property line the current fence is. Ms. Bartholomew replied that it was on the property line, and compliant with regulations as it was only four feet.

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Ms. Bruni asked why her backyard had to lose 15 feet. Mr. Adams reiterated that the yards are not defined by use but by their frontage measurement. Ms. Bruni said that she planned to add landscaping but wants the fence as well so people cannot slip past the landscaping. She is willing to landscape anything between the fence and the street.

Mr. Quillin asked where the plantings would take place if the fence remained where it was. Ms. Bruni replied it would be on the outside of the fence, Mr. Quillin brought up that property was not hers.

Ms. Durio suggested that she plant inside the fence to not crowd the street and add something to the top of the fence to give security.

Mr. Rhinehart motioned to postpone this case until the March meeting. Mr. Quillin seconded, and all were in favor.

V22-01-02 – Brad del Rio requests a variance to CLURO Section 8.1.1.4 Allowed Setbacks Encroachments, Sq. 77, Lot 1B, R-1 Single-Family Residential District, 1331 Madison

Mr. Rhinehart asked how much encroachment there would be, Mr. del Rio answered it would be sixteen inches, and added that the undeveloped property next door was owned by the marina and that it was unlikely anything would be built there any time soon.

Mr. Adams motioned to approve as submitted, Ms. Gautreaux seconded, and it passed unanimously.

Mr. Quillin motioned to adjourn the meeting, Mr. Rhinehart seconded, and all were in favor.

The meeting was adjourned at 6:49pm.



Alex Weiner, Secretary



Brian Rhinehart, Chairman
Zoning Commission