

St. Bernard Parish Government

Department of Community Development

8201 West Judge Perez Drive

Chalmette, La. 70043

278-4310 278-4298(fax)

AGENDA FOR THE BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING

September 4, 2025 5:30 p.m.

ORDER OF BUSINESS

- I. **Call to order and roll call**, with recording of members present
- II. **Procedural Matters:** Chair will announce the following procedural matters pertaining to the meeting.
 - i. An applicant has the ability to request withdrawal or postponement of any case at any time during the meeting, but it must be withdrawn or postponed before a vote on that particular docket has been called.
 - ii. An audio or video recording of this meeting can be requested from the St. Bernard Parish Office of Administration.
 - iii. All cell phones, pagers or other audible devices shall be turned off or silenced during this meeting.
 - iv. The Board may, at its discretion, discuss and make a decision on any petition presented at this meeting, or it may defer making such decision(s) for two weeks or until the next regularly scheduled public hearing meeting.
- III. **Public Meeting Rules:** The Rules established by the Board of Zoning and Adjustments to govern the procedures followed at all public meetings are as follows:
 - i. All documents pertaining to the request shall be filed with the staff of the Department of Community Development one (1) week prior to the Public Meeting to be included within the staff report. The Board may review additional documents presented at the Public Meeting by proponents, opponents and staff. The Board reserves the option to "table" a docketed item until the next scheduled Public Meeting if more time is needed to review all additional documents, maps or other data.
 - ii. If requested on tabled issues, additional documents or maps or other data relating to the proposal will be received and considered when filed **WITHIN THREE (3) WORKING DAYS**, exclusive of Saturdays, Sundays, and holidays, following the date of this Public Hearing of the Board of Zoning and Adjustments.
 - iii. Arguments on both sides must be confined to essential points bearing on the desirability of the variance, or opposing it.
 - iv. No personalities shall be indulged in by either side and such procedure shall be sufficient cause for stopping the speaker from further argument.

- v. No questions shall be directed to the speaker without consent of the Chairman.
- vi. The formal order of business may be waived, with a motion by the Board and a favorable vote of the Board, in order to expedite the disposal of business, as deemed necessary by the Board.

IV. **Presentation of Dockets**

- i. Brief presentation of the docketed item by the staff of the Department of Community Development.
- ii. Presentation by the Applicant or his/her representative
 - a. Each speaker, before speaking on the request, shall give his/her name and address and state whom he/she is representing.
 - b. The **proponents** will present their case and they will be allowed 15 minutes for all speakers.
- iii. Public Comment.
 - a. Each speaker, before speaking on the request, shall give his/her name and address and state whom he/she is representing.
 - b. The **proponents** will present their case and they will be allowed 15 minutes for all speakers.
- iv. Rebuttal by the Applicant or his/her representative
- v. The Board has the option to allow a five (5) minute rebuttal period to the proponents. Opponents will not be allowed a rebuttal period.

V. **Old Business**

V-2025-012 Petition of Jhosafat A. Hernandez Vega for a variance of **Section 22-7.3** Off-street parking and loading requirements. Site Address: 8342 W. Judge Perez Dr. Chalmette, LA 70043.

V-2025-010 Petition of Michael Chianelli for a variance of **Section 22-4-2.14** to permit construction of an accessory structure that exceeds mean height. Site Address: 309 E Urquhart Street, Chalmette LA 70043

VI. **New Business**

V-2025-013 Petition of Zachary Hills for a variance of **Section 22-7-1.1** to permit construction of an industrial site without landscape requirements. Site Address: 1651 Florissant Highway, St Bernard LA 70085.

VII. **Staff or Board Member Items**

VIII. **Announcement of Next Meeting Date**
The next meeting date will be October 2, 2025.

IX. **Adjournment**