



# Minutes

June 4, 2018  
Alexandria, Louisiana

The City of Alexandria Board of Adjustments and Appeals (ZBAA) met in the City Council Chambers at 4:00 P.M. on Monday, March 19, 2018 pursuant to a request for a “SPECIAL EXCEPTION.”

PRESENT: Bryon Salazar  
Mr. Jack Hodges  
Mr. Tim Dousay

Ms. Ruth Basco Zoning Analyst  
Mrs. Angela Guillot, Zoning Analyst  
Mr. Robert “Bob” Bussey, Legal Counsel

An application on behalf of Chad Franklin of Alexandria, requesting a SPECIAL EXCEPTION to allow the reinstatement of a former Non-conforming Use. The property is located at 712 21<sup>st</sup> Street Alexandria, Parish of Rapides, Louisiana, and described as Pt. Lot 16,17,&18 Blk 63 Clarence Park Addn. ;being83.26(DP) 1578-391 Wahlder ) ( CB 1654-991 Newcomer ) ( CB 1715 -513 Jenkins ) Parcel I. D. 24-37-1790-131.This is located within the “SF-2” Single Family Moderate Density District.

MR. HODGES: announces time, item on the Agenda and ask for roll call.

MS. BASCO: calls roll. Present are Mr. Hodges, Mr. Salazar and Mr. Dousay

Mr. Bordelon is absent, and a quorum is announced.

MR.HODGES: states there is one Item on the Agenda, proceeds to explain the process of the meeting and informs of the application submitted on behalf of Chad Franklin and states that Mr. Franklin is requesting a Special Exception to allow the reinstatement of a former nonconforming use. He then calls Mr. Franklin forward

MR. FRANKLIN: states his name and the property address of the request for the Special Exception. Afterward, Mr. Hodges requests he gives the address he lives and he states he lives at 3013 Legacy Loop Pineville, La. He says the reason he is there is because the prior use of the property was a multi-unit rental dwelling with four independent units within the residence numbered 1, 2, 3 and 4. He requests a special exception to reinstate the former use status.

MR. HODGES: ask how long he has owned the property

MR. FRANKLIN: states that he has owned it since October of 2017

MR. HODGES: ask if he knew before, that the zoning would be reverting back to single family.

MR. FRANKLIN: responds with No Sir, I didn't have any idea of that.

MR. HODGES: ask Franklin what his plans were to do with the property.

MR. FRANKLIN: states he has lived in the Garden District about 4 yrs. and respects the heritage of the Garden District. He says he understands it is made up of single family dwellings but also includes a high percentage of acting / active multi – family dwellings such as duplexes, four-plex etc. He says he and his wife have been in the rental business since 2003 and currently own and rent other four-plex's in the Garden District, other than 712 21<sup>St</sup> Street. Mr. Franklin then establishes his good business practices and provides pictures of the renovations he is making on the properties. He gives estimates of roughly about \$24,159.00 that he has invested in repairs and improvements to the property. He then proceeds to disclose future improvements as well.

MR. DOUSAY: asks what price Mr. Franklin is asking to rent these units.

MR. FRANKLIN: reply's \$750.00 a month.

MR. HODGES: wants to the know size of the units.

MR. FRANKLIN: states that they are 850 square feet. And then proceeds to answer parking questions and requirements as well as answer questions about the other

supplications such as the former individual utility bills of each unit and a letter from Ellis Jenkins Jr., a registered agent of Jenaco Properties, whom formerly owned the said property from 2005 until 2017 and used the property as a four-plex.

MR. BUSSEY: wants to know if Mr. Jenkins is the person he bought the property from.

MR. FRANKLIN: responds yes.

MR. DOUSAY: asks how long have the utilities been turned off.

MR. FRANKLIN: states since November of 2014 and answers questions about previous occupancy time, property vacancy, and the other 19 rental units he has.

MR. BUSSEY: wants to know if all the time Mr. Franklin has been in the rental business had he ever run into a situation where a property was non-conforming, and had he looked at the zoning for all the other properties he bought.

MR. FRANKLIN: states he had never run into a problem before nor had he run into such a property.

MR. BUSSEY: proceeds to ask Mr. Franklin if he was represented by a real estate agent for his other properties or just bought them for himself. And if so, if they told him of the zoning.

MR. FRANKLIN: replies that he doesn't recall.

MR. HODGES: ask if there are any more questions , thanks Mr. Franklin and ask if anyone in opposition would like to speak and to come to the podium and state their name and address.

MR. PRESTRIDGE: whom resides at 2119 Marye Street comes forward and states he and his family have lived there since 1997 and over the years he has seen the quality of the property decline. It had become a criminal factor of people residing there, and a murder was committed there as well. Following that incident the place became inhabited by squatters. But as of late since work had begun on the building he had not noticed anyone there. His concern was the quality of the

tenants. He then states he'd like to see some status quo for a more peaceful and law abiding type of person to come into the neighborhood. He closes out in appreciation of the opportunity to voice his opinion.

MR. SALAZAR: wants confirmation of Mr. Prestige's personal position because of the way the Board makes their decision that they get everybody's actual feedback so they can weigh that.

MR. PRESTRIDGE: confirms he is in opposition. However, when asked by Mr. Hodges had he noticed a change in the property since Mr. Franklin took possession? He states that he was pleased to see someone finally doing something with it and it was better than it just being vacant. He states the place has been cleaned up quite a bit and has not noticed anymore squatters and probably wouldn't as long as they have renters in there.

MR. BUSSEY: asks at this point if it's that he's more concerned about the quality of renters? In which, Mr. Prestridge replies yes. Then Bussey states that if the property is demolished and a single family residence was built and a criminal wound up moving in, would that be preventable? And what would the difference be?

MR. PRESTRIDGE: responded that it would be unpreventable and it's not that there's a difference, it's the fact that as a neighborhood that we're trying to prevent a criminal element from becoming another feature of their environment.

MR. BUSSEY: wants to know if the property was used as a home for the handicapped and put 6 people in there would he be against that? And had he had any talks with him about any of this?

MR. PRESTRIDGE: states he would not be against that. And he wouldn't put any restrictions on him as far as that's concerned, that Mr. Franklin had already stated he personally manages his property. So if he decided to do that and if his word is good, well then everything would be fine. He states he has not had any previous

talks with him.

MR. SALAZAR: asks for clarification and wants to know if his position is that he is against the granting of the exception?

MR. PRESTRIGE: after mild exchanges with Mr. Salazar, he states he is against it.

MR. HODGES: thanks him and calls for anyone else that's for it or against it?

MR. THEUS: states his name and address and that he has lived within a block of this house for the last 20 years. He has bought a house also on Jackson Street for a substantial amount of money and are in the midst of renovating. He says that Mr. Franklin purchased a property for (\$40,000.00) and that's not a lot of money. He submits that \$ 20,000.00 into is not a lot of money compared to his putting \$ 200,000.00 into a \$ 150,000.00 house. He says good things are happening in the Garden District and his concern as a residence is to not see the back slide and he's seen it all way around .Duplex's and four-plexes bring problems. He says other people have the same concern but to address this property, it has changed hands 5 times since 2001 and has seen a lot of problems. He then states the code about abandonment and the continuation of nonconformities. He then proceeds to tell the Board that their purpose and the ordinance is to not allow the survival of such properties. He defines nonconforming and it's on the applicant to show proof that the nonconforming use predates the current zoning destinations. He says that hardship may be the other standard to grant the exception but hardly thinks a 4,000 square foot house is a hardship and gives examples of 3 other houses on the block. What he wants is to move properties back to ownership. He then states that an empty box is better than something filled with lowering tenants and once you screw up zoning you can't unscrew it and its true on a macro and micro level. To allow this to slip back as a fourplex and inject that bad element back into the neighborhood is a step backwards.

MR. HODGES: ask the question, you're comparing your \$ 100,000.00 house to a \$ 40,000.00 house and what you're amounting to put into it. Do you see that house being a single family house?

MR. THEUS: replies –absolutely.

MR. HODGES: states that different people have different ideas of what they can afford to put into a home. And though you're putting X amount into your home, they're doing the same thing, they're putting in X amount to their home to make it livable.

MR. THEUS: says right. And so, what's the price point to make it livable?

MR. HODGES: asks -Well, why is there a price point? Everybody has their own price point that may make it livable.

MR. THEUS: says that he's not suggesting that there is a price point, he is suggesting there's no hardship at \$40,000.00.and he has many examples of people that are really investing in the neighborhood and putting their money where their mouth is. He names a few and continues by discussing the tax credits available.

MR. DOUSAY: thanks him

MR. HODGES: thanks him and ask Mr. Franklin if he has a reply back.

MR. FRANKLIN: responds and wants to submit pictures he took that are in rebuttal to the single family dwellings within a block on Marye, the conditions they are in and their being Mr. Theus answer to the Garden District. He states there are 3 fourplexs within a stone's throw of his property and that the Garden District is made up of multifamily dwellings, in which a high percentage of the area is .He then submits pictures of the properties he is maintaining.

MR. HODGES: ask if he has any rendering of what his plan with the end result of the fourplex in blueprint?

Mr. FRANKLIN: responds with -No sir, I don't have any drawings.

MR. HODGES: wants to know if he has thought about a single family conversion.

MR. FRANKLIN: states he has not entertained it and that it would take way too much money. He then explains that the property has four individual units with 4 interior doors and 4 in the rear as well. There are 4 kitchens and it wouldn't be cost effective to do it .He doesn't foresee anyone spending \$ 300,000.00 on a house next to a garage apt. that has drug activity.

MR. CALLIS: Comes forward and states his address and that he owns 2 houses across from Prompt Succor. One had been appraised at \$90.00 a square foot. He says there are people buying properties and renovating them by people who really care for the city. Mr. Callis continues with the history of incidences occurring in the neighborhood. And the value of houses are increasing having clawed their way back through. He continues by stating that he opposes and hopes they deny it.

MR. BUSSEY: asks Mr. Callis that was he saying if he fixed it up as a single family he could probably come out ahead.

MR. CALLIS: states "Absolutely ". But that as a fourplex these properties can't take the foot traffic, nor are they big enough to shove 4 cars in a low number. He suggests that people had bought the said property before and had a great idea turning it into making some money, putting it in four apts. and destroying it. He says that staying consistent with the code will help to see this thing change.

MR. HODGES: calls for a motion

MR. DOUSAY: states he would like to make a statement and says he thinks that the granting of the special exception is the intent that is to promote, public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, and general welfare.it is also the intent of a public hearings that people around that are impacted the most have a say in zoning changes. And based on that he offers a motion that it be denied.

MR. SALAZAR: seconds and ask Ms. Basco to call roll.

MS. BASCO: calls roll and all are unanimously in favor of the motion.

MR. HODGES: addresses Mr. Franklin and explains that the motion did not pass and the special exception was denied.

MR. FRANKLIN: wants to know what the vote was again.

MR. HODGES: tells him it was 3 to nothing and what that means it stays as a SF-2.

MR. BUSSEY; states that Mr. Franklin can do his remodeling or whatever under the code as an SF-2.

The minutes were circulated

MR. HODGES: asks if anyone has a motion to accept the minutes?

MR. SALAZAR: makes a motion to approve the minutes

MR. DOUSAY: states that he seconds that.

MR. HODGES: asks for all those in favor.

All MEMBERS: stated Aye

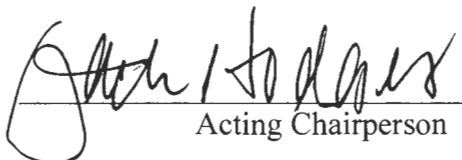
MR. BUSSEY: tells Mr. Franklin that he can submit his photographs to be part of an evidentiary package (exhibits).

MR. FRANKLIN: leaves them.

MR. HODGES: ask if there is any other business and then motions to adjourn.

MR. DOUSAY: seconds it

ALL MEMBERS: were in favor and the meeting adjourned at 4:45 P.M.

  
Acting Chairperson