

OFFICE OF PLANNING AND DEVELOPMENT



MINUTES BOARD OF ADJUSTMENTS

January 27, 2014

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, January 27, 2014 at 6:00 p.m. in the Courthouse Annex Council Meeting Room 2nd Floor, 828 S. Irma Blvd. Gonzales, Louisiana for the following:

1. Meeting called to order by Chairman. The Chairman called the meeting to order.

2. Roll call of members.

The following members were present: Brad Walker, Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Absent: Willie Robinson

Mr. Lance Brock, Zoning Official, was also present.

A) Election of the 2015 Chairman

Commission Action: Mr. James Cecil, seconded by Michael Braud, made a motion to nominate Brad Walker chairman of the 2015 Board of Adjustments.

B) Election of the 2015 Vice Chairman

Commission Action: Mr. James Cecil, seconded by Michael Braud, made a motion to nominate Devin Graham vice chairman of the 2015 Board of Adjustments.

3. Public Comment Period

No one spoke during public comment period.

4. Acceptance of the Minutes of the December 16, 2014 meeting.

Commission Action: Mr. James Cecil, seconded by Mr. Michael Braud, made a motion to accept the Minutes of the December 16, 2014 meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried.

5. Acceptance of the Written Decisions of the December 16, 2014 meeting.

Commission Action: Mr. James Cecil, seconded by Devin Graham, made a motion to accept the Written Decisions of the December 16, 2014 meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried

6. Public Hearing to consider the following Variances:

A) Zoning Review ID 2482.15 – Lot G-4-B of the Scofield Joseph Delatte Property for Becky Landry

Located on the on the west side of Delatte Road approximately 980 south of LA Highway 30 to request variances of the Ascension Parish Development Code, Section 17-2041 Secondary Residences

Ms. Jobie Templet presented the variance request to place a mobile home (secondary residence) on the property located in Rural (R) zoning district.

No one spoke during public comment period.

Commission Action: Mr. Michael Braud, seconded by Mr. Aaron Lawler, made a motion to accept the variance request to allow a secondary family residence to exceed the maximum residential density (units per acre) in a Rural (R) district.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried.

B) Zoning Review ID 2473.14 – Lot 37 Leroy Robbins Subdivision for Evelyn Ramsundar

Located on the east side of S. Sammy St. approximately 1350' south of Cornerview Road approximately 1350' south of Cornerview Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Ms. Evelyn Ramsundar presented the variance to reduce the minimum front setback (feet) from property line She currently has a mobile six (6) feet from the front property line.

Commission Action: Mr. James Cecil, seconded by Mr. Devin Graham, made a motion to accept the variance request to reduce the minimum front setback (feet) from property line. The variance granted is 19 feet.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried.

C) Zoning Review ID 2483.15 – Lot .845 acre Tract of a Portion of the Janet Michael Property for Team Development LLC

Located on the northwest corner of Cannon Road and LA Highway 431 to request to request a variance of the Ascension Parish Development Code, Section 17-2081 Off Parking Requirements (B) Minimum Off Street Parking Spaces.

Mr. Kevin Keller presented the variance request to reduce the minimum parking spaces in their development. The required parking spaces are 42 spaces. The applicant is requesting to construct 28 spaces. The variance being requested is 14 spaces.

Commission Action: Mr. James Cecil, seconded by Mr. Aaron Lawler, made a motion to accept the variance request to reduce the minimum parking spaces. The variance granted is 10 parking spaces not the requested 14 spaces.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried.

D) Zoning Review ID 2484.15 – 1.793 Acres Tract of the Jeffery J. Burns Property for Thomas R. Brignac

Located on the north side of LA Highway 621 approximately 100' east of L. Landry Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (E) Purpose and Intent: Minimum Lot and Lot Frontage and Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Ellen Jackson, with McLin and Taylor Inc, presented the variance request to reduce the minimum lot frontage (feet) and minimum side and rear setback (feet) from property line.

The owner/applicant would like to subdivide an existing 1.793 acre tract. There are existing structures (auto repair and single family dwelling) located on the property. The front setback variance being requested is 12.5. The frontage variance being requested is 23.64 feet. The rear setback variance being requested is 5.7 feet.

Commission Action: Mr. James Cecil, seconded by Mr. Aaron Lawler, made a motion to accept the variance request to reduce the minimum lot frontage (feet) and minimum side and rear setback (feet) from property line as written. The front setback variance granted is 12.5. The frontage variance granted is 23.64 feet. The rear setback variance granted is 5.7 feet.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried.

E) Zoning Review ID 2485.15 – Lot 1 Ascension Market Place for Racetrac Petroleum, Inc.

Located on the east side of LA Highway 73 approximately 200' south of C. Braud Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Mr. Adam Caracei presented the variance request to reduce the minimum rear setback (feet) from property line at construct an addition to an existing convenience store (RaceTrac).

Mr. Lee Pickard, developer of Ascension Marketplace spoke against the variance request.

Commission Action: Mr. Aaron Lawler, seconded by Mr. James Cecil, made a motion to accept the variance request to reduce the minimum rear setback (feet) from property line, as written. The variance granted 2.85 feet.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried.

F) Zoning Review ID 2486.15 for Violet/ Riley Denham

Located on the south side of Weber City Road approximately 300' east of East Lanoux Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Commission Action: Mr. James Cecil, seconded by Mr. Michael Braud, made a motion to defer this variance request until next month's meeting due to fact that no one was at the meeting to present the variance request.

A Yea and Nay vote was called and resulted as follows:

Yeas: Devin Graham, James Cecil, Aaron Lawler and Michael Braud

Nays: None

Abstained: None

Absent: Willie Robinson

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent and the motion carried.

7. Old Business

8. New Business

9. Adjourn

Commission Action: Mr. James Cecil, seconded by Mr. Aaron Lawler, made a motion to adjourn the January 27, 2015 Board of Adjustment meeting.

Brad Walker, Chairman

Date Signed