

# OFFICE OF PLANNING AND DEVELOPMENT



## MINUTES BOARD OF ADJUSTMENTS

**February 24, 2015**

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, February 24, 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 Willie Robinson

Absent: Michael Braud

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

**3. Public Comment Period**

No one spoke during public comment period.

**4. Acceptance of the Minutes of the January 27, 2015 meeting.**

**Commission Action:** Mr. James Cecil, seconded by Mr. Aaron Lawler, made a motion to accept the Minutes of the January 27, 2015 meeting.

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

Yeas: Devin Graham, James Cecil, Aaron Lawler and Willie Robinson

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

**5. Acceptance of the Written Decisions of the January 27, 2015 meeting.**

**Commission Action:** Mr. Aaron Lawler, seconded by Devin Graham, made a motion to accept the Written Decisions of the January 27, 2015 meeting.

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

Yeas: Devin Graham, James Cecil, Aaron Lawler and Willie Robinson

Nays: None

Abstained: None

Absent: Michael Braud

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 2492.15 – Lot A-6 of the Herrick Boudreaux Property for Herrick Boudreaux**

Located on the south side of LA Highway 429 approximately 400' west of Alexander Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) (Residential) Purpose and Intent: Setback and Yard Requirements

Mr. Clint Cointment presented the variance request to divide property with an existing home located within the front setback of the vehicle use corridor. The front setback is 12.5 feet. The existing home is on the proposed setback line. The variance being requested is 12.5 feet.

No one spoke during public comment period.

**Commission Action:** Mr. James Cecil, seconded by Mr. Willie Robinson, made a motion to accept the variance request to reduce the minimum front setback (feet) from vehicle use corridor, as written. The variance granted is 12.5 feet.

A Yea and Nay vote was called and resulted as follows:  
Yeas: Devin Graham, James Cecil, Aaron Lawler and Willie Robinson  
Nays: None  
Abstained: None  
Absent: Michael Braud  
The Chairman did not vote.  
4 Yeas, 0 Nays, 1 Absent and the motion carried

**B) Zoning Review ID 2493.15 Tract A Dutchtown Gardens for Griffin Gates LLC**

Located on the southwest corner of LA Highway 73 and Dutchtown Gardens Avenue to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) (Commercial) Purpose and Intent: Setback and Yard Requirements

A representative of Griffin Gates LLC presented the variance request to reduce the minimum front setback (feet) from property line. The minimum front setback (feet) from property line is 12.5 feet. The existing building is 11 feet. The variance being requested is 1.5 feet.

**Commission Action:** Mr. Aaron Lawler seconded by Mr. Willie Robinson, made a motion to accept the variance request to reduce the minimum front setback (feet) from property line. The variance granted is 1.5 feet.

A Yea and Nay vote was called and resulted as follows:  
Yeas: Devin Graham, James Cecil, Aaron Lawler and Willie Robinson  
Nays: None  
Abstained: None  
Absent: Michael Braud  
The Chairman did not vote.  
4 Yeas, 0 Nays, 1 Absent and the motion carried

**C) Zoning Review ID 2494.15 – Lot 1 Premier Park Subdivision for Edward K. Minton**

Located on the north side of Mission Street approximately 400' west of LA Highway 73 request a variance of the Ascension Parish Development Code, Section 17-2086 Signs: On Premise Sign Standards (6) (B) Maximum Height

Mr. Edward Minton, with HMC Generators, is presented the variance request to exceed the maximum height for an onsite sign and the amount of sign face.

**Commission Action:** Mr. Aaron Lawler, seconded by Mr. James Cecil, made a motion to deny the variance request to exceed the maximum height for an onsite sign and a)so the variance of the amount of sign face due to the fact that approving this variance would set a precedence in that area and the surrounding public safety during hazardous weather (high wind, storms, hurricanes, etc) conditions. The variances denied are 25 feet height and 122 square feet of sign face.

A Yea and Nay vote was called and resulted as follows:  
Yeas: Devin Graham, James Cecil, Aaron Lawler and Willie Robinson  
Nays: None  
Abstained: None  
Absent: Michael Braud  
The Chairman did not vote.  
4 Yeas, 0 Nays, 1 Absent and the motion carried.

**D) Zoning Review ID 2495.15 – Lot B for Cajun Industries, LLC**

Located on the west side of LA Highway 73 approximately 500' north of LA Highway 621 request a variance of the Ascension Parish Development Code, Section 17-2081 Off Street Parking Requirements (F) (3) Permanent Dust Free Paving

Mr. Jim Tatum presented the variance request to place modular offices and use the existing limestone parking area (lot). Except for the single family residences, all parking spaces, aisles and connecting driveways shall be surfaced with permanent dust free paving. The property is converting from one type of use to another.

**Commission Action:** Mr. James Cecil, seconded by Mr. Willie Robinson, made a motion to accept the variance request to allow the parking area (spaces) not be permanent dust free paving for twelve (12) months from the date of the Certificate of Occupancy is issued.

A Yea and Nay vote was called and resulted as follows:  
Yeas: Devin Graham, James Cecil, Aaron Lawler and Willie Robinson  
Nays: None  
Abstained: None  
Absent: Michael Braud  
The Chairman did not vote.  
Yeas, 0 Nays, 1 Absent and the motion carried

**Old Business**

**A) 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

Ms. Susan Buckley presented the variance request to install a shed/cover on the property. The shed/cover on the property line (50' from centerline of state hwy). The variance being requested is twenty-five (25) feet.

**Commission Action:** Mr. Adam Lawler, seconded by Mr. James Cecil, made a motion to deny the variance request to reduce the minimum front setback (feet) from the street centerline. The variance denied is twenty-five (25) feet.

A Yea and Nay vote was called and resulted as follows:  
Yeas: Devin Graham, James Cecil, Aaron Lawler and Willie Robinson  
Nays: None  
Abstained: None  
Absent: Michael Braud  
The Chairman did not vote.  
4 Yeas, 0 Nays, 1 Absent and the motion carried

**E) New Business**

**F) Adjourn**

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

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Brad Walker, Chairman

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Date Signed