

# OFFICE OF PLANNING AND DEVELOPMENT



## MINUTES BOARD OF ADJUSTMENTS

**April 28, 2015**

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, April 28, 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, Aaron Lawler and Willie Robinson

Absent: Michael Braud and James Cecil

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 February 24, 2015 meeting.**

**Commission Action:** Mr. Devin Graham, seconded by Mr. Willie Robinson, made a motion to accept the Minutes of the February 24, 2015 meeting.

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

Yeas: Devin Graham, Aaron Lawler and Willie Robinson

Nays: None

Abstained: None

Absent: Michael Braud and James Cecil

The Chairman did not vote.

3 Yeas, 0 Nays, 2 Absent and the motion carried.

**5. Acceptance of the Written Decisions of the February 24, 2015 meeting.**

**Commission Action:** Mr. Aaron Lawler, seconded by Devin Graham, made a motion to accept the Written Decisions of the February 24, 2015 meeting.

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

Yeas: Devin Graham, Aaron Lawler and Willie Robinson

Nays: None

Abstained: None

Absent: Michael Braud and James Cecil

The Chairman did not vote.

3 Yeas, 0 Nays, 2 Absent and the motion carried.

**6. Public Hearing to Consider the Following Variances:**

**A) Zoning Review ID 2501.15 – Lot 1-A of the C.J. Burns Estate for A & T Robert Enterprises, LLC**

Located on the east side of LA Highway 44 approximately 2900' north of LA Highway 941 to request a variance of the Ascension Parish Development Code, Section 17-2081 Off Street Parking Requirements (F) (3) Permanent Dust Free Paving.

Mr. Joel Robert presented the variance request to allow the parking area driveway not be permanent dust free paving. The applicant would like to place a modular office and use the existing limestone drive until the mini warehouses are constructed.

**Commission Action:** Mr. Willie Robinson, seconded by Mr. Aaron Lawler, made a motion to accept the variance request to allow the parking area not be permanent dust free paving for three (3) years 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.

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

**B) Zoning Review ID 2502.15 Tract 8A-1-A2 Webb Estates for Neighbors FCU**

Located northwest corner of Airline Highway and Commerce Centre Drive to request a variance of the Ascension Parish Development Code, Section 17-2081 Off Street Parking Requirements (B) Minimum Off Street Parking Spaces

Mr. Shawn McIntosh, with Davita Dialysis, presented the variance to reduce the minimum parking spaces. The applicant is proposing to construct a 7842 sq ft dialysis center. The required parking is one space per 200 gross floor area.  $7842 \div 200 = 40$  parking spaces.

Mr. Thomas Doiron, with Investar Bank, stated he was for the variance request but was concerned about public safety.

**Commission Action:** Mr. Devin Graham, seconded by Mr. Aaron Lawler, made a motion to accept the variance request to reduce the minimum parking spaces. The variance granted is 10 spaces.

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

Yeas: Devin Graham, Aaron Lawler and Willie Robinson

Nays: None

Abstained: None

Absent: Michael Braud and James Cecil

The Chairman did not vote.

3 Yeas, 0 Nays, 2 Absent and the motion carried.

**C) Zoning Review ID 2503.15 – Lots 11-19 and Lots 34-38 The Villas at Sagefield for Ascension Properties**

Located on the west side of LA Highway 44 approximately 1400' north of LA Highway 931/ Germany Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements.

Mr. Chris Ingram, with Ascension Properties, presented the variance request to reduce the minimum front setback (feet) from property line. The applicant is requesting a variance to reduce the minimum front setback to 12.5 feet. The variance being requested is five (5) feet.

The property was granted a variance by the Board of Adjustments (April 2014 and September 2013) to reduce the front setback to 17.5 feet from the property line.

**Commission Action:** Mr. Willie Robinson, seconded by Mr. Aaron Lawler, made a motion to accept the variance request to reduce the minimum front setback (feet) from property line. The variance granted is five (5) feet.

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

Yeas: Devin Graham, Aaron Lawler and Willie Robinson

Nays: None

Abstained: None

Absent: Michael Braud and James Cecil

The Chairman did not vote.

3 Yeas, 0 Nays, 2 Absent and the motion carried.

**6. Old Business**

**7. New Business**

**8. Adjourn**

**Commission Action:** Mr. Aaron Lawler, seconded by Mr. Devin Graham, made a motion to adjourn the April 28, 2015 Board of Adjustment meeting.

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Brad Walker, Chairman

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Date Signed