

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



MINUTES BOARD OF ADJUSTMENTS

May 27, 2014

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, May 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. **Election of the 2014 Chairman**

Commission Action: Mr. Willie Robinson, seconded by Ms. Kathy Desadier, made a motion to nominate Mr. Brad Walker Chairman of the 2014 Board of Adjustments.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier
Nays: None
Absent: Michael Braud
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

3. **Election of the 2014 Vice Chairman**

Commission Action: Mr. James Cecil seconded by Mr. Willie Robinson, made a motion to nominate Ms. Kathy Desadier Vice Chairman of the 2014 Board of Adjustments.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier
Nays: None
Absent: Michael Braud
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

4. **Roll call of members.**

The following members were present: Brad Walker, Willie Robinson, James Cecil and Kathy Desadier

Absent: Michael Braud

Mr. Lance Brock, Zoning Official was present.

5. **Public Comment Period**

No one spoke during public comment period.

6. **Acceptance of the Minutes of the December 17, 2013 meeting.**

Commission Action: Mr. James Cecil, seconded by Mr. Willie Robinson, made a motion to accept the Minutes of the December 17, 2013 meeting.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier
Nays: None
Absent: Michael Braud
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

7. Acceptance of the Written Decisions of the December 17, 2013 meeting.

Commission Action: Mr. James Cecil, seconded by Mr. Willie Robinson, made a motion to accept the Written Decisions of the December 17, 2013 meeting.

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

Yeas: James Cecil, Michael Braud and Kathy Desadier
Nays: None
Absent: Willie Robinson
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

~~**8. Acceptance of the minutes of the March 25, 2014 meeting.**~~

9. Public Hearing to consider the following Variances:

a. Zoning Review ID 2389.14 Tract 1 for John Folsie

Located on the east side of Chef John Folsie Boulevard approximately 1100' south of LA Highway 70 to request a variance of the Ascension Parish Development Code Section 17-2043 Tall Structures (A) Height Restriction on a Communication Tower, Spires and Water Tanks.

Mr. Brandt Ratcliff, with Verizon Wireless, presented the variance request to exceed the overall height requirement for a communication tower.

The overall height including the lighting rod is 261 feet. The overall height of the tower without lighting rod is 251 feet. The variance being requested is eleven (11) feet.

Commission Action: Mr. James Cecil, seconded by Ms. Kathy Desadier, made a motion to accept the variance to exceed the overall height requirement for a communication tower. The variance granted is eleven (11) feet.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier
Nays: None
Absent: Michael Braud
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

b. Zoning Review ID 2395.14 – Lot 14-A Being a Portion of the Alfalfa Acres Subdivision for Donald Elkins

Located on the east side of LA Highway 941 approximately 1900' south of LA Highway 30 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (E) Purpose and Intent: Minimum Lot and Lot Frontage (Residential)

Mr. James Falgoust, with Earles and Associates, presented the variance requested to reduce the minimum lot size (sq. ft.) in a Rural (R) district.

The owner would like move existing property line over 33.08 feet. The proposed lot (Lot 14-A-1) lot would have 16,771 sq. feet. The variance being requested is 3229 sq. ft.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Willie Robinson, made a motion to accept the variance to reduce the minimum lot size (sq. ft.) in a Rural (R) district. The variance granted is 3229 sq. ft.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier
Nays: None
Absent: Michael Braud
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

c. Zoning Review ID 2396.14 – Lot PO -4 for Ronald and Denise Saccaro

Located on the north side of Amite River Road approximately 450' east of Diversion Canal Road to request a variance of the Ascension Parish Development Code, Section

17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements (Residential)

Mr. Ronnie Saccaro, applicant, presented the variance to construct a home 35' from the street centerline.

The property is located on the Amite River and an existing bulkhead goes onto the property. The variance being requested is 20 feet.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Willie Robinson, made a motion to accept to reduce the minimum front setback (feet) from street centerline. The variance granted is 20 feet.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier

Nays: None

Absent: Michael Braud

The Chairman did not vote.

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

d. Zoning Review ID 2397.14 – Lot 6-A Carroll Clark Sr. Property for Lyle Leblanc

Located on the west side of Bluff Road (LA Hwy 928) approximately 1100' north of LA Highway 74 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (E) Purpose and Intent: Minimum Lot and Lot Frontage

Mr. Dave Fazekas, with Benchmark Engineering, presented the variance request to reduce the minimum lot size (sq. Ft.) in a Conservation (C) District. The applicant would like to subdivide an existing acre lot (Lot 6-A) into two half acre lots (Lot 6-A-1 and 6-A-2). The proposed Lot 6-A-1 would not meet the minimum lot size. The variance being requested is 5009 sq. ft.

Commission Action: Mr. James Cecil, seconded by Mr. Willie Robinson, made a motion to accept to reduce the minimum lot size (sq. Ft.) in a Conservation (C) District. The variance granted is 5009 sq. ft.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier

Nays: None

Absent: Michael Braud

The Chairman did not vote.

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

e. Zoning Review ID 2398.14 – Lot B-2-A-1-A-1 of the Quaid Property for Investar Bank

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 Requirements (E) Purpose and Intent: Minimum Lot and Lot Frontage and Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Mr. Myron Bourque, with Investar Bank, presented the variance request to reduce the minimum lot size (sq ft.) to reduce the minimum lot frontage and to reduce the minimum front, side and rear setback (feet) from property line in a Mixed Use 2 (MU2) district. The applicant is requesting to create five (5) single family lots.

Requested Variance:

To reduce the minimum lot size (sq ft.) to reduce the minimum lot frontage and to reduce the minimum front, side and rear setback (feet) from property line in a Mixed Use 2 (MU2) district. The minimum lot size (sq. ft.) is 7200 for single family. The applicant is requesting to create five (5) single family lots. Lots 34-38 would have dimensions of 28'x72' (2016 sq. ft.) The variance being requested is 5184 sq. ft.

To reduce the minimum lot frontage (feet). The minimum lot frontage (feet) is a Mixed Use 2 (MU2) district for single family is 50. Lot 24-38 would have 28 feet of frontage. The variance being requested is 22 feet.

To reduce the minimum front setback (feet) from the property line. The minimum front setback (feet) from property is 25. The applicant would like to construct homes 17.5

feet from front property line. The variance being requested is 7.5 feet. To reduce the minimum side setback (feet) from property line is 5. The applicant would like to construct homes one (1) foot from the side property line. The variance being requested is four (4) feet.

To reduce the minimum rear setback (feet) from property line. The minimum rear setback (feet) from property line is twenty (20). The applicant would like to construct homes to the rear property line. The variance being requested is twenty (20) feet.

Requested Variance	
Front Yard	7.5 ft.
Side Yard	4ft.
Rear Yard	20ft. To build the pipeline right of way.

Commission Action: Ms. Kathy Desadier, seconded by Mr. James Cecil, made a motion to accept the variances:

To reduce the minimum lot size (sq ft.) to reduce the minimum lot frontage and to reduce the minimum front, side and rear setback (feet) from property line in a Mixed Use 2 (MU2) district.
The variance granted is 5184 sq. ft.

To reduce the minimum lot frontage (feet). Lot 24-38 would have 28 feet of frontage. The variance granted is 22 feet.

To reduce the minimum front setback (feet) from the property line. The variance granted is four (4) feet.

To reduce the minimum rear setback (feet) from property line. The variance granted is twenty (20) feet.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier
Nays: None
Absent: Michael Braud
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

f. Zoning Review ID.2412.14 – Lot 2-B of the Blake A. Mire Property for Blake A Mire

Located on the East side of Liberty Lane approximately 350’ south of Harry Savoy 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. Blake Mire, property owner, presented the variance request to reduce the minimum front setback (feet) from the vehicle use corridor. He is would like to place a home 12.5 feet from the access servitude. The variance being requested is 12.5 feet.

Mr. Bob Moreau spoke against the variance request.

Commission Action: Mr. James Cecil, seconded by Ms. Kathy Desadier, made a motion to accept to reduce the minimum front setback (feet) from the vehicle use corridor. The variance being granted is 12.5 feet.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier
Nays: None
Absent: Michael Braud
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried.

g. Zoning Review ID.2413.14 – Lot A-1of the Calvin Broussard Estate for Randy R Hart

Located on the Northwest corner of LA Hwy. 22 and Galaxy Blvd to request a variance of the Ascension Parish Development Code, Section 17-2041 Secondary Residences

Ms. Dorothy Williams presented the variance request allow a secondary family residences that is not considered an immediate family member and to exceed the maximum density in a Conservation (C) District.

The applicant would like to place another mobile home on the property for another immediate family member. The current acreage of the lot is .938 (Lot A-1) the minimum lot size to allow a secondary family residence is one (1) acre. At one time there were two mobile homes on the property, but one burned down. The time to replace the mobile home has passed (6months) and the applicant is requesting to place the new mobile home in its place.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Willie Robinson, made a motion to allow a secondary family residences that is not considered an immediate family member and to exceed the maximum density in a Conservation (C) District with the stipulation that the property can never become rental property and if the mobile home is ever moved the variance goes with the mobile home.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier

Nays: None

Absent: Michael Braud

The Chairman did not vote.

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

10. Old Business

Commission Action: Mr. James Cecil, seconded by Ms. Kathy Desadier, made a motion to recommend to the Strategic Planning Board to amend the number of Board of Adjustment members from seven (7) to five (5).

11. New Business

12. Adjourn

Commission Action: Mr. James Cecil seconded by Mr. Willie Robinson, made a motion to adjourn the May 27, 2014 Board of Adjustment meeting.

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

Yeas: James Cecil, Willie Robinson and Kathy Desadier

Nays: None

Absent: Michael Braud

The Chairman did not vote.

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

Brad Walker, Chairman

Date Signed