

OFFICE OF PLANNING AND DEVELOPMENT



MINUTES BOARD OF ADJUSTMENTS

June 23, 2015

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, June 23, 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.

Chairman Brad Walker thanked retired board member James Cecil for the 15 years of service to the Board of Adjustments.

2. Swearing in of New Members Edward Krass III, Steven Joffrion Jr. and Branden Bennett were sworn in to the Board of the Adjustments by legal counsel, Lindsay Manda.

3. Roll call of members.

The following members were present: Brad Walker, Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Absent: Michael Braud

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

4. Public Comment Period

No one from the public spoke during public comment period.

5. Acceptance of the Minutes of the April 28, 2015 meeting.

Commission Action: Mr. Devin Graham, seconded by Mr. Willie Robinson, made a motion to accept the Minutes of the April 28, 2015 meeting.

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

6. Acceptance of the Written Decisions of the April 28, 2015 meeting.

Commission Action: Mr. Willie Robinson, seconded by Steve Joffrion Jr., made a motion to accept the Written Decisions of the April 28, 2015 meeting.

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

7. Public Hearing to Consider the Following Variances:

A) Zoning Review ID 2506.15 - Lot 201A-1 Bayou Terrace Subdivision for Mike and May Daigre

Located on the south side of Bayou Terrace Drive approximately 11,000' west of LA Highway 22 to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements

Mr. Mike Daigre presented the request to reduce the minimum front setback (feet) from street centerline. He would like to construct a shed 46 feet from the street centerline. The variance being requested is nine feet.

No one spoke during public comment period.

Commission Action: Mr. Willie Robinson, seconded by Mr. Steven Joffrion Jr., made a motion to accept the variance request to reduce the minimum front setback (feet) from street centerline. The variance granted is nine feet.

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

B) Zoning Review ID 2507.15 – Lot A-4-A-2 Being a Portion of the Jimmie Hebert Property for Colby Hebert

Located on the north side of Alex Hebert Road approximately 700' east of Arthur Lambert Road to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirement

Mr. James Falgoust, with Earles and Associates, presented the variance request to subdivide all existing lot with a thirty (30) feet servitude of passage. The variances being requested are 10.5 feet for the vehicle corridor (front) and 15 feet for the rear setback.

No one spoke during public comment period.

Commission Action: Mr. Willie Robinson, seconded by Mr. Devin Graham, made a motion to accept the variance request to reduce the minimum front setback (feet) from vehicle use corridor and to reduce the minimum rear setback (feet) from property line. The variances granted are 10.5 feet for the vehicle corridor (front) and 15 feet for the rear setback.

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

C) Zoning Review ID 2508.15 Lot 5 of the Remainder of Lot A-1-B-2-A for Vimal Patel

Located on the south side of Business Park Boulevard approximately 700' east of LA Highway 70 request a variance of the Ascension Parish Development Code, Section 17-2086 (6) (B) Maximum Height and Section 17-2073 Site Requirements (C) Purpose and Intent: Height Restrictions: Commercial

1. Hampton Inn and Suites
2. Holiday Inn Express & Suites

Mr. Vimal Patel, applicant, presented the variance request to exceed the maximum height (feet) in a Mixed Use Corridor (MU) District. He stated that he would like to construct a hotel with an overall height of 56.6 feet. The variance being requested is 21.6 feet.

Councilman Oliver Joseph spoke in favor of the variance request.

Commission Action: Mr. Willie Robinson, seconded by Mr. Devin Graham, made a motion to accept the variance request to exceed the maximum height (feet) in a Mixed Use Corridor (MU) District for the both hotel properties (Hampton Inn and Suites and Holiday Inn Express and Suites). The variance granted is 21.6 feet with the stipulation that sprinkler systems are installed.

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None
Abstained: None
Absent: Michael Braud
The Chairman did not vote.
5 Yeas, 0 Nays, 1 Absent and the motion carried

D) Zoning Review ID 2509.15 – Lot 3-Y Being the Property of Alcus Realty Company, LLC for Chase Melancon

Located on the north side of LA Hwy 429 approximately 600' west of Buxton 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. Chase Melancon, property owner, presented the variance request to reduce the minimum side setback (feet) from property line. He would like to construct a home on the lot five (5) feet from the property line. The variance being requested is five (5).

Commission Action: Mr. Devin Graham, seconded by Mr. Steven Joffrion, made a motion to accept the variance request to reduce the minimum front setback (feet) from property line. The variance granted is three (3) feet.

A Yea and Nay vote was called and resulted as follows:
Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett
Nays: None
Abstained: None
Absent: Michael Braud
The Chairman did not vote.
5 Yeas, 0 Nays, 1 Absent and the motion carried.

E) Zoning Review ID 2512.15 – Lot WD-1-A-1 and the Property of Charles Gautreau or Assigns for Charles Gautreau

Located on the northwest corner of Airline Highway and Duplessis Road to request a variance of the Ascension Parish Development Code, Section 17-2081 Off Street Parking Requirements (B) Minimum Off Street Parking Spaces and (F) (6) Interconnectivity

Mr. Jimmy Percy, attorney, represented Mr. Charles Gautreau. Mr. Percy requested a variance to reduce the minimum parking spaces and to not construct interconnectivity to another commercial property immediate adjacent to requested property. The applicant is reapplying to reduce the parking spaces. The required parking spaces would be $42,311 \text{ sq. ft} \div 200 = 212$ spaces. The applicant would like to construct 171 spaces. Also the applicant does not want to connect based on adjacent existing use and wetlands.

Mr. Frank Petruzello, developer, spoke about the variance request.

During Public Comment Period Ms. Erin Leblanc, Mr. Randy Leblanc and Mr. Marci Leblanc spoke against the variance requests.

Commission Action: Mr. Devin Graham made a motion to accept the variance request for interconnectivity to another commercial properties immediate adjacent to property but deny the parking request to construct 171 spaces instead of the required 212 spaces. The motion died due to lack of a second.

Commission Action: Mr. Steven Joffrion Jr., seconded by Mr. Branden Bennett, made a motion to deny the variance to not to construct interconnectivity to another commercial properties immediate adjacent to property and to reduce the minimum parking spaces. The applicant requested to construct 171 spaces instead of the required 212 spaces.

A Yea and Nay vote was called and resulted as follows:
Yeas: Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett
Nays: Devin Graham
Abstained: None
Absent: Michael Braud
The Chairman did not vote.
4 Yeas, 1 Nays, 1 Absent and the motions carried.

F) Zoning Review ID 2513.15 Lot A-1-B-1-A Formally a Portion of the Henry Braud Property for Stuart Carter

Located on the south side of C. Braud Road approximately 700' west of LA Highway 73 to request a variance of the Ascension Parish Development Code, Section 17-2086 (6) (B) Maximum Height

Commission Action: Mr. Steven Joffrion, seconded by Mr. Edward Krass, made a motion to deny the variance request to exceed the maximum height requirement. The variance denied is fifteen (15) feet.

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

G) Zoning Review ID 2514.15 – Lot 7 Parker Place Subdivision for Parrott Construction LLC

Located on the north side of Yorkton Avenue approximately 500' east of Parker Place Drive to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements

Mr. Wesley Daniel presented the variance request to reduce the minimum rear setback (feet) from property line. The applicant is requesting to construct a home 14' 7" (including overhang) from property line. The variance being requested is 5'5".

Commission Action: Mr. Steven Joffrion Jr. seconded by Mr. Willie Robinson, made a motion to accept the variance request to reduce the minimum rear setback (feet) from property line. The variance granted is 3'5".

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

H) Zoning Review ID 2515.15 – Lot 4 Hollandale Subdivision for Henry Whittington

Located on the east side of Fauchaux Road approximately 400' south of LA Highway 74 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements.

Mr. Henry Washington, property owner, presented the variance request to reduce the minimum rear setback (feet) from property line. He stated that he would like to construct a shed ten (10) feet from the rear property line. The existing shed located on the property that will be torn down.

Commission Action: Mr. Edward Krass III, seconded by Mr. Branden Bennett, made a motion to accept the variance request to reduce the minimum rear setback (feet) from property line. The variance granted is ten (10) feet.

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

Yeas: Devin Graham, Willie Robinson, Edward Krass III, Steven Joffrion Jr. and Branden Bennett

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

6. Old Business

7. New Business

8. Adjourn

Commission Action: Mr. Willie Robinson, seconded by Mr. Branden Bennett, made a motion to adjourn the June 23, 2015 Board of Adjustment meeting.

Brad Walker, Chairman

Date Signed