

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



MINUTES BOARD OF ADJUSTMENTS

June 24, 2014

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, June 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, Willie Robinson, James Cecil and Michael Braud

Absent: Kathy Desadier

Mr. Lance Brock, Zoning Official was present.

3. Public Comment Period

No one spoke during public comment period.

4. Acceptance of the Minutes of the May 27, 2014 meeting.

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

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

Yeas: James Cecil, Willie Robinson and Michael Braud

Nays: None

Absent: Kathy Desadier

The Chairman did not vote.

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

5. Acceptance of the Written Decisions of the May 27, 2014 meeting.

Commission Action: Mr. James Cecil, seconded by Mr. Willie Robinson, made a motion to accept the Written Decisions of the May 27, 2014 meeting.

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

Yeas: James Cecil, Willie Robinson and Michael Braud

Nays: None

Absent: Kathy Desadier

The Chairman did not vote.

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

6. Public Hearing to consider the following Variances:

a) **Zoning Review ID 2390.14 – Lot 2-C of the Blake A Mire Property for Donald J. Mabile Sr.**

Located on the east side of Liberty Lane approximately 500' 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. Daniel Mabile Jr., property owner, presented the variance request to place a home ten (10) feet from the access servitude. The variance being requested is fifteen (15) feet.

Commission Action: Mr. Willie Robinson, seconded by Mr. Michael Braud, made a motion to accept the variance request to reduce the minimum front setback (feet) from the vehicle use corridor. The variance granted is fifteen (15) feet.

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

b) Zoning Review ID 2421.14- for Mingo Shanks c/o Wynette Bell

Located on the west side of LA Highway 405 approximately 100' north of Chapman Road to request a variance of the Ascension Parish Development Code, Section 17-2041 Secondary Residences

Ms. Wynette Bell, applicant, presented to variance request to place another dwelling (mobile home) on the property. Ms. Bell's uncle's trailer is currently located on the property. The uncle is currently renting the mobile home to someone who is not an immediate family member.

Commission Action: Mr. James Cecil, seconded by Mr. Michael Braud, made a motion to accept the variance request to allow a secondary family dwelling unit that is not considered an immediate family member with condition that the secondary residence can never become rental property and when the sister moves the trailer has to be moved as well.

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

c) Zoning Review ID 2422.14 – Lot 1A Bentley Place for Louis LeFebvre

Located on the northwest corner of LA Hwy. 44 and Loosemore Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (C) Purpose and Intent: Height restrictions (Commercial)

Dr. Louis LeFebvre, property owner, to construct a commercial building with an overall height of fifty-five (55) feet. The variance being requested is twenty (20) feet.

Mrs. Margo Forbes, adjacent property owner, spoke against the variance request.

Mr. Clint Cointment spoke about placing conditions on the variance.

Commission Action: Mr. Michael Braud, seconded by Mr. Willie Robinson, made a motion to accept the variance request to exceed the maximum building height (feet) in a Crossroad Commercial (CC) District. The variance granted is ten (10) feet with the condition that the building must have a sprinkler system is installed.

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

d) Zoning Review ID 2423.14 Jeffery and Sandra French- Lot 23 Canal Bank Subdivision First Filing

Located on the north side of Bayou Terrace Drive approximately 1200' west of LA Highway 22 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Mr. Jeffery French, property owner, to construct a home forty-six (46) feet from the street centerline.

Commission Action: Mr. James Cecil, seconded by Mr. Michael Braud, made a motion to accept the variance request to reduce the front minimum front setback (feet) from street centerline. The variance granted is nine (9) feet.

A Yea and Nay vote was called and resulted as follows:
Yeas: James Cecil, Willie Robinson and Michael Braud

Nays: None
Absent: Kathy Desadier
The Chairman did not vote.
3 Yeas, 0 Nays, 1 Absent and the motion carried

e) **Zoning Review ID 2424.14 – Lot B-2 and A of the Ronald Gautreau Property**

Located on the west side of Anna Road approximately 200' north of LA Highway 621 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. Clint Cointment, with W.J. Cointment, presented the variance request to subdivide two (2) existing lots (Lot B-2 & Lot A) into three (3) lots (Lot B-2-A, B-2-B and Lot A-1). The proposed lot B-2-B would not meet the minimum lot size. The area of the right of way (2835 sq. ft. 0.07 acre Anna Road) cannot be calculated in the lot. The proposed lot B-2-B would have .397 acre (17, 310 sq. ft.) excluding the right of way. The variance being requested is 2835. sq. ft

Commission Action: Mr. James Cecil, 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 2835. sq. ft.

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

f) **Zoning Review ID 2425.14 – Lot 14A15A-1-A River View Subdivision for Joseph David Meyers**

Located on the south side of Home Port Drive approximately 9800' east of LA Hwy. 22 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Mr. Joseph Meyers, property owner, presented the variance request to construct a home forty-two (42) feet from the street centerline.

Commission Action: Mr. Michael Braud, seconded by Mr. Willie Robinson, made a motion reduce the front minimum front setback (feet) from street centerline. The variance being requested is thirteen (13) feet.

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

g) **Zoning Review ID 2426.14 – Lot 19 Summerlyn Subdivision for Dane Meeks**

Located on the north side of Balmoral Drive approximately 1400' east of LA Hwy. 930 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Mr. Dane Meeks, property owner, presented the variance request to reduce the minimum side setback (feet) from property line due to the fact that his existing home was constructed 2.8 feet from the side property line. The variance granted is 2.2 feet.

Commission Action: Mr. Willie Robinson, seconded by Mr. Michael Braud, made a motion to accept the variance request to reduce the minimum side setback (feet) from property line. The variance granted is 2.2 feet.

A Yea and Nay vote was called and resulted as follows:
Yeas: James Cecil, Willie Robinson and Michael Braud
Nays: None
Absent: Kathy Desadier
The Chairman did not vote.
3 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. Michael Braud, made a motion to adjourn the June 24, 2014 Board of Adjustment meeting.

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

Yeas: James Cecil, Willie Robinson and Michael Braud

Nays: None

Absent: Kathy Desadier

The Chairman did not vote.

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

Brad Walker, Chairman

Date Signed