



PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT

MINUTES BOARD OF ADJUSTMENTS

August 26, 2014

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, August 26, 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. Swearing in of New Members

New Board of Adjustment members Devin Graham and Aaron Lawler were sworn in.

3. Roll call of members.

The following members were present: Brad Walker, Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Absent: James Cecil

Mr. Lance Brock, Zoning Official was present.

4. Public Comment Period

No one spoke during public comment period.

5. Acceptance of the Minutes of the June 24, 2014 meeting.

Commission Action: Mr. Michael Braud, seconded by Mr. Willie Robinson, made a motion to accept the Minutes of the June 24, 2014 meeting.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

6. Acceptance of the Written Decisions of the June 24, 2014 meeting.

Commission Action: Mr. Michael Braud, seconded by Mr. Devin Graham, made a motion to accept the Written Decisions of the June 24, 2014 meeting.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

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 2442.14 – Lot C-3-A of the William Blair Property for Jessie and Leanne Argave**

Located on the west side of Hackberry Lane approximately 1300' south of LA Highway 74 request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Mr. Bart Waguespack, with Waguespack Builders, presented the variance request to reduce the minimum front and rear setback (feet) from the property line and from street centerline. The house slab was poured and they realized the house was encroaching on the front and rear setbacks from the property line. The existing slab is 25 feet from the centerline. The revised or new variance being requested is an additional two (2) feet. The existing slab is 9.5 feet from the rear property line. The revised or new variance being requested is an additional 1.5 feet.

Commission Action: Mr. Willie Robinson, seconded by Mr. Michael Braud, made a motion to accept the variance request to reduce the minimum front and rear setback (feet) from the property line and from street centerline. The existing slab is 25 feet from the centerline. The revised or new variance granted is an additional three (3) feet. The existing slab is 8 feet from the rear property line. The revised or new variance granted is an additional 1.5 feet.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

b. Zoning Review ID 2443.14- for Brett Petite & Chantelle Day

Located on the south side of Bayou Narcisse Road approximately 500' east of Tallow Ridge Drive to request a variance of the Ascension Parish Development Code, Section 17-2041 Secondary Residences

Mr. Brett Petite, property owner, presented the variance request to allow a secondary family residence that is not considered an immediate family member.

Commission Action: Mr. Michael Braud, seconded by Mr. Willie Robinson, made a motion to accept the variance request to allow a secondary family residence that is not considered an immediate family member with the condition that the property never becomes rental property and if the applicant's brother moves out of the mobile home it must be moved from the property.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

c. Zoning Review ID 2444.14 – Lot 3A-1 for Doug Eggers

Located on the south side of Moody Dixon Road approximately 250' east of Trinidad Drive to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard Requirements

Mr. Doug Eggers, property owner, presented the variance request to construct a garage two (2) feet from the rear and side property line.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Willie Robinson, made a motion to accept the variance request to reduce the minimum rear and deny the side setback (feet) from property line request. The variance granted for the rear setback is 15 feet. No side setback (feet) variance granted.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

d. Zoning Review ID 2445.14 – Lot 2 of the Dickie Esquivel Property for Rishi Investments

Located on the north side of LA Highway 70 approximately 1200' west of LA Highway 3120 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (C) Purpose and Intent: Height Restrictions: Commercial

Mr. Jay Patel, property owner, presented the variance request to construct a hotel with an overall height of 45.08 feet.

Commission Action: Mr. Willie Robinson, seconded by Ms. Kath Desadier, made a motion to accept the variance request to exceed the maximum building height (feet) in a Mixed Use Corridor (MU) District. The variance granted is 10.08 feet with the condition that a sprinkler system must be installed.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

e. Zoning Review ID 2446.14 – Lot 5 Ascension Marketplace for Lemark/Aerie

Located on the northeast end of Market Place Avenue to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (C) Purpose and Intent: Height Restrictions: Commercial

Mr. Rubin Patel presented the variance request to construct a hotel with an overall height of 59 feet.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Michael Braud, made a motion to accept the variance request to exceed the maximum building height (feet) in Mixed Use Corridor district. The variance granted is 24 feet with the condition that a sprinkler system must be installed.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

f. Zoning Review ID 2447.14 – Lot 194 Old Dutchtown, Fourth Filing for BLD Builders Danny and Shelly Turner

Located on the east side of Dutchtown Mill Drive approximately 150' north of Dutchtown Point Avenue to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirements (F) Purpose and Intent: Setback and Yard

Mr. Danny Turner, property owner, presented the variance to reduce the minimum front setback (feet) from property line. He is constructing a house on his property. The slab is existing on the lot and is 22 feet from the front property line with an eight (8) inch overhang. The minimum front setback (feet) from property line is twenty-five (25) feet.

Commission Action: Ms. Kathy Desadier, 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 three (3) feet.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

8. Old Business

9. New Business

10. Adjourn

Commission Action: Mr. Willie Robinson, seconded by Mr. Michael Braud, made a motion to adjourn the August 26, 2014 Board of Adjustment meeting.

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

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, Devin Graham and Aaron Lawler

Nays: None

Absent: James Cecil

The Chairman did not vote.

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

Brad Walker, Chairman

Date Signed