

OFFICE OF PLANNING AND DEVELOPMENT



MINUTES BOARD OF ADJUSTMENTS

September 22, 2015

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, September 22, 2015 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, Edward Krass III, Branden Bennett, Willie Robinson and Steven Joffrion

Absent: Michael Braud

Mr. Lance Brock, Zoning Official and Mr. Cody Martin, legal counsel, was also present.

3. Public Comment Period

No one from the public spoke during public comment period.

4. Acceptance of the Minutes of the August 25, 2015 meeting.

Commission Action: Mr. Devin Graham, seconded by Mr. Steven Joffrion made a motion to accept the Minutes of the August 25, 2015 meeting.

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

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

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

5. Acceptance of the Written Decisions of the August 25, 2015 meeting.

Commission Action: Mr. Devin Graham, seconded by Mr. Steven Joffrion, made a motion to accept the Written Decisions of the August 25, 2015 meeting.

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

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

Nays: None

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

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

6. Public Hearing to Consider the Following Variances:

A) **Zoning Review ID 2540.15 – Lot 6-A-1 Being a Portion Lot 6-A of the of the James Gore Tract for Christopher Brown**

Located on the east side of Roddy Road approximately 300' north of J.D. Gautreau to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements

Mr. Christopher Brown presented the request to construct a shed 7.5 feet from the rear property line.

Commission Action: Mr. Devin Graham, seconded by Mr. Steven Joffrion, made a motion to accept the variance to reduce the minimum rear setback (feet) from property line. The variance granted is 10 feet.

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

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

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 2541.15 – Lots PO-5

Located on the north side of Amite River Road approximately 350' east of Diversion Canal 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. Shane Recile presented the variance request to construct a home twenty (20) feet from the property line 40 feet from street centerline.

Commission Action: Mr. Edward Krass, seconded by Mr. Branden Bennett, made a motion to accept the variance to reduce the minimum setback (feet) from street centerline. The variance granted is 15 feet.

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

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

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 2542.15 – Lot 2 of the Dickie Esquivel Property for Rishi Investments

Located on the north side of LA Highway 70 approximately 1200' east of LA Highway 3120 to request a variance of the Ascension Parish Development Code, Section 17-2086 Signs: On Premise Sign Standards (6) (B) Maximum Height.

No one was present to present the variance request.

Commission Action: Mr. Edward Krass II, seconded by Mr. Devin Graham, made a motion to defer the request to next month's meeting.

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

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

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 2544.15– 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

Mr. Jimmy Percy, Mr. Charles Gautreau (property owner) and Mr. Frank Petruziello presented the variance request to reduce the parking spaces. The required parking spaces would be $41,117 \text{ sq. ft.} \div 200 = 206$ spaces. The applicant would like to construct 194 spaces. The variance being requested is 12 spaces.

During public comment period Ms, Erin Lanoux, Mr. Randy Leblanc and Mr. Marcy Leblanc spoke against the variance request.

Commission Action: Mr. Edward Krass III, seconded by Mr. Devin Graham, made a motion to accept the variance request to reduce the minimum parking spaces. The variance being granted is 12 spaces.

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

Yeas: Devin Graham, Edward Krass III, Branden Bennett

Nays: Willie Robinson and Steven Joffrion

Abstained: None

Absent: Michael Braud

The Chairman did not vote.

3 Yeas, 2 Nays, 1 Absent and the motion carried.

6. Old Business

7. New Business

8. Adjourn

Commission Action: Mr. Willie Robinson, seconded by Mr. Steven Joffrion, made a motion to adjourn the September 22, 2015 Board of Adjustment meeting.

Brad Walker, Chairman

Date Signed