

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



MINUTES BOARD OF ADJUSTMENTS

September 23, 2014

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

2. Roll call of members.

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

Absent: Devin Graham

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 August 26, 2014 meeting.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Willie Robinson, made a motion to accept the Minutes of the August 26 meeting.

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

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

Nays: None

Abstained: James Cecil

Absent: Devin Graham

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent, 1 Abstained and the motion carried.

5. Acceptance of the Written Decisions of the August 26, 2014 meeting.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Aaron Lawler, made a motion to accept the Written Decisions of the August 26, 2014 meeting.

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

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

Nays: None

Abstained: James Cecil

Absent: Devin Graham

The Chairman did not vote.

4 Yeas, 0 Nays, 1 Absent, 1 Abstained and the motion carried

6. Public Hearing to consider the following Variances:

a. Zoning Review ID 2454.14 for Brian Chelette

Located on the south side of Denver Hurst Road approximately 1000' west of LA Highway 941 to request a variance of the Ascension Parish Development Code, Section 17-2041 Secondary Residences

Mr. Brian Chelette, property owner, presented he variance request to move another dwelling on his property (5 acres) for his sister. A sister is not considered an immediate family member.

Commission Action: Ms. Kathy Desadier, seconded by Mr. Aaron Lawler, made a motion to deny the variance request to allow a secondary dwelling that is not considered an immediate family member due to the fact that there are alternative solutions and no apparent hardship.

Yea and Nay vote was called and resulted as follows:

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

b. Zoning Review ID 2455.14 – Lot A-2 for Kayla Marchand Racca

Located on the north side of Miller Road approximately 900' east of LA Highway 928 (Bluff Road) to request a variance of the Ascension Parish Development Code, Section 17-2041 Secondary Residences

Mrs. Kayla Marchand Racca, applicant/owner, presented the variance request to place another dwelling on the property for her grandmother. The property currently has .63 acres.

In order to place another dwelling for an immediate family member the property would need to be a minimum of .66 acre. A grandmother is considered an immediate family member

Commission Action: Mr. James Cecil, seconded by Mr. Willie Robinson, made a motion to accept the variance request to exceed the maximum residential density (units per acre) in Medium Intensity Residential (RM) District for an immediate family member with the stipulation if the grandmother dies or moves out of the secondary home the home will have to be removed, the secondary residence must never become rental property and the electricity must be in the grandmother's name.

Yea and Nay vote was called and resulted as follows:

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

c. Zoning Review ID 2457.14 – Lot 46-A Canal Bank, 2nd Filing for Michael and Vicki Vicknair

Located on the north side of Bayou Terrace approximately 7000' south 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

Michael and Vicki Vicknair, property owners, construct a home 7'6" from the side property line. The variance being requested is 2'6".

Commission Action: Ms. Kathy Desadier, seconded by Mr. Aaron Lawler, made a motion to accept the variance request to reduce the minimum side setback (feet) from the property line. The minimum side setback (feet) from property line is ten (10) feet in a Conservation (C) District. The granted is 3'6" to include overhangs.

Yea and Nay vote was called and resulted as follows:

Yeas: Willie Robinson, Michael Braud, Kathy Desadier, James Cecil and Aaron Lawler
Nays: None
Absent: Devin Graham
The Chairman did not vote.
5 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. Willie Robinson, made a motion to adjourn the September 23, 2014 Board of Adjustment meeting.

Yea and Nay vote was called and resulted as follows:

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