

# PARISH OF ASCENSION

## OFFICE OF PLANNING AND DEVELOPMENT



### MINUTES BOARD OF ADJUSTMENTS

**October 28, 2014**

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, October 28, 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, Devin Graham, Kathy Desadier and James Cecil

Absent: Aaron Lawler, Willie Robinson and Michael Braud

Mr. Lance Brock, Zoning Official was also present.

**3. Public Comment Period**

No one spoke during public comment period.

**4. Acceptance of the Minutes of the September 23, 2014 meeting.**

**Commission Action:** Ms. Kathy Desadier, seconded by Mr. Willie Robinson, made a motion to accept the Minutes of the September 23, 2014 meeting.

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

Yeas: Kathy Desadier, James Cecil and Devin Graham

Nays: None

Abstained: None

Absent: Aaron Lawler, Willie Robinson and Michael Braud

The Chairman did not vote.

3 Yeas, 0 Nays, 3 Absent 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: Kathy Desadier, James Cecil and Devin Graham

Nays: None

Abstained: None

Absent: Aaron Lawler, Willie Robinson and Michael Braud

The Chairman did not vote.

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

**6. Public Hearing to consider the following Variances:**

**a. Zoning Review ID 2460.14 – Lots 23, 24, 25 and 27 Cambre Place Subdivision for Pinnacle Point Properties LLC.**

Located on the east side of Sweet Leaf Road approximately 90' north of Walnut 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. Patricia Cook along with her spouse Mr. Bertell Cook, property owners, presented the variance request to place mobile homes on five (5) existing lots five (5) feet from the rear and front property line.

Mr. and Mrs. Barry Tallion (Misty), adjacent property owners, stated that they were against the variance request.

Mr. & Mrs. Matthew Deroche (Trina), adjacent property owners, stated that they were against the variance request.

**Commission Action:** Ms. Kathy Desadier, seconded by Mr. James Cecil, made a motion to accept the variance request to reduce the minimum rear and front setback (feet) from property line. The variance granted is five (5) foot front, ten (10) feet rear and the property owners must put up an eight (8) foot fence at the rear of the property.

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

Yeas: Kathy Desadier, James Cecil and Devin Graham

Nays: None

Abstained: None

Absent: Aaron Lawler, Willie Robinson and Michael Braud

The Chairman did not vote.

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

**b.Zoning Review ID 2461.14 – Tract Y-1-A Ascension Properties, Inc. Property for Chris Ingram**

Located on the east end of the extension of River Highlands 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. Chris Ingram presented the variance request to reduce the minimum side setback (feet) from property line. There is an existing building 3.4 feet from the side property line. When the building was constructed, the original side setback was 5 feet. The variance being requested is 6.6 feet.

Mr. Jerome, president of the homeowner's association, stated that he was against the variance request.

Mr. Joel Smith stated that he was against the variance request.

**Commission Action:** Ms. Kathy Desadier, seconded by Mr. James Cecil, made a motion to deny the variance request to reduce the minimum side setback (feet) from property line. The variance denied was 6.6 feet.

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

Yeas: Kathy Desadier, James Cecil and Devin Graham

Nays: None

Abstained: None

Absent: Aaron Lawler, Willie Robinson and Michael Braud

The Chairman did not vote.

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

**c. Zoning Review ID 2462.14 – for Frank R Petruziello**

Located on the northwest corner of Airline Highland (US 61) & Duplessis Road to request a variance of the Ascension Parish Development Code, Section 17-2081 Off Parking Requirements (B.) Minimum Off Street Parking Spaces and (F) (6)Interconnectivity.

Mr. Frank R Petruziello presented the variance request to reduce the number of parking spaces from 210 spaces to 168 spaces and to not construct interconnectivity to another commercial properties immediate adjacent to requested property The applicant does not want to connect due to an existing drainage ditch.

**Commission Action:** Ms. Kathy Desadier, seconded by Mr. Devin Graham, made a motion to accept the variance requests to reduce the minimum parking spaces and to not construct interconnectivity to another commercial properties immediate adjacent to requested property. The number of parking spaces has been reduced to 168 spaces instead of the required 210 spaces.

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

Yeas: Kathy Desadier, James Cecil and Devin Graham

Nays: None

Abstained: None

Absent: Aaron Lawler, Willie Robinson and Michael Braud

The Chairman did not vote.

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

**7. Old Business**

**8. New Business**

**9. Adjourn**

**Commission Action:** Mr. James Cecil, seconded by Mr. Devin Graham, made a motion to adjourn the October 28, 2014 Board of Adjustment meeting.

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

Yeas: Kathy Desadier, James Cecil and Devin Graham

Nays: None

Abstained: None

Absent: Aaron Lawler, Willie Robinson and Michael Braud

The Chairman did not vote.

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

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Brad Walker, Chairman

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Date Signed