

# OFFICE OF PLANNING AND DEVELOPMENT



## MINUTES BOARD OF ADJUSTMENTS

**November 24, 2015**

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, November 24, 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, Willie Robinson, Steven Joffrion and Branden Bennett

Absent: Edward Krass III

Mr. Lavern Bourgeois, Chief Building 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 October 27, 2015 meeting.**

**Commission Action:** Mr. Devin Graham, seconded by Mr. Willie Robinson made a motion to accept the Minutes of the October 27, 2015 meeting.

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

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

Nays: None

Abstained: None

Absent: Edward Krass III

The Chairman did not vote.

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

**5. Acceptance of the Written Decisions of the October 27, 2015 meeting.**

**Commission Action:** Mr. Steven Joffrion, seconded by Mr. Branden Bennett, made a motion to accept the Written Decisions of the October 27, 2015 meeting.

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

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

Nays: None

Abstained: None

Absent: Edward Krass III

The Chairman did not vote.

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

**6. Public Hearing to Consider the Following Variances:**

**A) Zoning Review ID 2551.15 – Portion of Lot 1, Formally Portion of the Roslie St. Amant Property for Randy Gautreau**

Located on the east side of George Lambert Road approximately 300' north of LA Highway 429 to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (E) Purpose and Intent: Minimum Lot and Lot Frontage.

Mr. James Falgoust, with Earles and Associates, presented this variance request to reduce the minimum lot size (sq. ft) in a Rural (R) Zoning District.

The property owner would like to subdivide a portion of Lot 1, proposed Lot 1-E would have 16,583 sq. ft. excluding the right-of-way of George Lambert Road. The right-of-

way cannot be included in calculating square feet. The variance being requested is **3416.12**.

No one spoke during Public Comment Period.

**Commission Action:** Mr. Steven Joffrion, seconded by Mr. Willie Robinson, made a motion to accept the variance request to reduce the minimum lot size (sq. ft) in a Rural (R) Zoning District. The variance granted is 3416.12.

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

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

Nays: None

Abstained: None

Absent: Edward Krass III

The Chairman did not vote.

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

**B) Zoning Review ID 2552.15 – Lot 181 Perkins Oaks Subdivision, Part II for Simone Catoire**

Located on the west side of Red Oak Drive approximately 1130' north of Perkins Road to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements.

Ms. Simone Catoire, property owner, presented the variance request to reduce the minimum side and rear setback (feet) from property line.

The applicant has constructed a building into the rear and side setback. The minimum rear setback (feet) from property line is twenty (20) and the side setback (feet) from property line is five (5). The existing structure is nine (9) feet from the rear property line and one (1) foot from the side property line. The variances being requested is eleven (11) feet for the rear setback and four (4) feet for the side setback.

No one spoke during Public Comment Period.

**Commission Action:** Mr. Devin Graham, seconded by Mr. Willie Robinson, made a motion to accept the variance request to reduce the minimum side and rear setback (feet) from property line. The variances granted are eleven (11) feet for the rear setback and four (4) feet for the side setback.

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

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

Nays: None

Abstained: None

Absent: Edward Krass III

The Chairman did not vote.

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

**C) Zoning Review ID 2553.15 – Lot 143 Pelican Crossing Subdivision for In-Line Design**

Located on the east side of Coushatta Drive approximately 100' south of Clark Plantation Drive to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements.

Mr. James Falgoust, with Earles and Associates, presented this variance request to reduce the minimum setback (feet) from property line.

The property owner would like to construct a home twenty-two (22) feet from the property line. The variance being requested is three (3) feet. The application states fifteen (15) feet, but scaling the plot plan the proposed home with overhang would be twenty-two (22) feet from property line.

No one spoke during Public Comment Period.

**Commission Action:** Mr. Willie Robinson, seconded by Mr. Branden Bennett, made a motion to accept the variance to reduce the minimum setback (feet) from property line. The variance granted is three (3) feet.

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

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

Nays: None

Abstained: None  
Absent: Edward Krass III  
The Chairman did not vote.  
4 Yeas, 0 Nays, 1 Absent and the motion carried.

**6. Old Business**

**7. New Business**

Due to lack of agenda items there will not be a December meeting.

**8. Adjourn**

**Commission Action:** Mr. Steven Joffrion, seconded by Willie Robinson, made a motion to adjourn the November 24, 2015.

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Brad Walker, Chairman

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Date Signed