



**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**ZONING DEPARTMENT**

**Board of Adjustments**

March 27, 2018 - 6:00 PM

Courthouse East, 2nd Floor, Council Meeting Room  
Gonzales, Louisiana

**AGENDA**

**1. Called to Order**

**2. Roll Call of Members**

**3. Public Comments**

**4. Acceptance of the Minutes**

(A) Acceptance of the Minutes of the February 27, 2018 Meeting

**5. Acceptance of the Written Decisions**

(A) Acceptance of the Written Decisions of the February 27, 2018 Meeting

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

(A) **Zoning Review ID PZ-1611.18 Lot 5-A for Chris (Broxie) Forrest**

Located on the east side of LA Highway 22 approximately 80' south of Huntington Drive to request variances of the Ascension Parish Development Code, Section 17-2041 Secondary Family Residences

**7. Old Business**

(A) Acceptance of the Amended Minutes and Written Decisions of the October 28, 2014 Meeting

**8. New Business**

**9. Adjourn**



**Description:** Acceptance of the Minutes of the February 27, 2018 Meeting

**ATTACHMENTS:**

**Description**

Minutes of the February 27, 2018 Meeting

**Upload Date**

3/20/2018

**Type**

Cover Memo

**PARISH OF ASCENSION**  
**OFFICE OF PLANNING AND DEVELOPMENT**  
**ZONING DEPARTMENT**



**MINUTES**  
**BOARD OF ADJUSTMENTS**

**February 27, 2018**

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, February 27, 2018 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: Branden Bennett, Steven Joffrion, Darla Harris, Devin Graham and Edward Krass III

Absent: Willie Robinson and Heather Sharon

**3. Public Comment Period**

No one from the public spoke during public comment period.

**4. Acceptance of the Minutes**

**A) Acceptance of the Minutes of January 23, 2018 meeting.**

**Commission Action:** A motion was made by Devin Graham, seconded by Darla Harris, to accept the Minutes of the January 23, 2018 meeting.

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

Yeas: Steven Joffrion, Darla Harris, Devin Graham and Edward Krass III

Nays: None

Abstained: None

Absent: Willie Robinson and Heather Sharon

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried.**

**5. Acceptance of the Written Decisions**

**A) Acceptance of the Written Decisions of the January 23, 2018 meeting.**

**Commission Action:** A motion was made by Devin Graham, seconded by Darla Harris, to accept the Written Decisions of the January 23, 2018 meeting.

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

Yeas: Steven Joffrion, Darla Harris, Devin Graham and Edward Krass III

Nays: None

Abstained: None

Absent: Willie Robinson and Heather Sharon

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried.**

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

**A. Zoning Review ID PZ-1582.18 – Lot A-3-1-A-1-A for JNR Hospitality, LLC**

Located on the west side of private access servitude along Airline Highway approximately 150' north of Swamp Road to request a variance of the Ascension Parish Development Code, Section 17- 2073 Site Requirements (C) Purpose and Intent: Height Restrictions and 17-2086 Signs: On Premises Sign Standards (A) On Site Commercial Sign Standards (6) (b) Maximum Height.

Mr. Pinn Patel, with JNR Hospitality LLC, presented the variance request to exceed the maximum building height and sign height.

The maximum building height is thirty-five (35) feet. The maximum sign height is twenty (20). The existing building height is forty-three (43) feet. The submitted approved plan does not reflect the additional structure being constructed to the current height. The applicant has stated the structure was constructed to attach an onsite sign. The maximum sign height is twenty (20) feet. The variance being requested is eight (8) feet maximum building height and twenty-three (23) sign height.

No one spoke during public comment period.

**Commission Action:** A motion was made by Devin Graham, seconded by Steven Joffrion, to deny the variance request to exceed the maximum building height and sign height. The variances denied are eight (8) feet maximum building height and twenty-three (23) sign height.

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

Yeas: Steven Joffrion, Darla Harris, Devin Graham and Edward Krass III

Nays: None

Abstained: None

Absent: Willie Robinson and Heather Sharon

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried.**

**B. Zoning Review ID PZ-1583.18 – Lot 139 Manchac Crossing Second Filing for Chuck and Stephanie Ragsdale**

Located on the north side of Andrew Jackson Avenue approximately 300' east of Manchac Lake Drive to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements (Residential)

Ms. Michelle Freeman presented the variance request to reduce the minimum rear setback (feet) from property line.

The minimum rear setback (feet) from property line is twenty (20). The applicant would like to construct an addition to the home ten (10) feet from the rear property line. The variance being requested is ten (10) feet

No one spoke during public comment period.

**Commission Action:** A motion was made by Steven Joffrion, to accept the variance request to reduce the minimum rear setback (feet) from property line. The variance being requested is ten (10) feet. **Motion died due to lack of a second.**

**Commission Action:** A motion was made by Devin Graham, seconded by Edward Krass III, to deny the variance request to reduce the minimum rear setback (feet) from property line. The variance denied is ten (10) feet.

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

Yeas: Darla Harris, Devin Graham and Edward Krass III

Nay: Steven Joffrion,

Abstained: None

Absent: Willie Robinson and Heather Sharon

The Chairman did not vote.

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

**C. Zoning Review ID PZ-1584.18 – Lots 7-10 Cambre Place for Pinnacle Point Properties, LLC**

Located on the north side of Redbud Road approximately 100' east of Tulip Street to request a variance of the Ascension Parish Development Code, Section 17-2073 Site Requirement (F) Purpose and Intent: Setback and Yard Requirements (Residential)

Bertell and Patricia Cook presented the variance request to reduce the minimum rear and front setback (feet) from property lines.

The minimum front setback (feet) from the property line is twenty-five (25) and the minimum rear setback (feet) from the property line is twenty (20). The applicant would like to place structures (mobile homes) 11'x72' on 4 existing lots. Three (3) feet from the front property line and five (5) feet from the rear property line. The existing lot sizes are 50'x 80'. The variances being requested are twenty –two (22) feet front and fifteen (15) feet rear.

No one spoke during public comment period.

**Commission Action:** A motion was made by Devin Graham, seconded by Steven Joffrion, accept the variance request to reduce the minimum rear and front setback (feet) from property lines. The variances granted are twenty –two (22) feet front and fifteen (15) feet rear.

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

Yeas: Steven Joffrion, Darla Harris, Devin Graham and Edward Krass III

Nays: None

Abstained: None

Absent: Willie Robinson and Heather Sharon

The Chairman did not vote.

4 Yeas, 0 Nays, 2 Absent and **the motion carried.**

#### **7. Old Business**

There was no Old Business to bring before the board.

#### **8. New Business**

There was no New Business to bring before the board.

#### **9. Adjourn**

**Commission Action:** A motion was made by Steven Joffrion, seconded by Darla Harris, made a motion to adjourn the February 27, 2018 the Board of Adjustments meeting.

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Chairman's Signature

Date Signed



**Description:** Acceptance of the Written Decisions of the February 27, 2018 Meeting

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Written Decisions of the February 27, 2018 Meeting	3/20/2018	Cover Memo

# PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



## Ascension Parish Board of Adjustments Decision February 27, 2018

### Zoning Review ID PZ-1582.18 – Lot A-3-1-A-1-A for JNR Hospitality, LLC

1. Location: Located on the west side of private access servitude along Airline Highway approximately 150' north of Swamp Road
2. Land Use Category: Hotel
3. Zoning District: Mixed Use (MU)
4. Requested Variances: To exceed the maximum building height and sign height. The maximum building height is thirty- five (35) feet. The maximum sign height is twenty (20). The existing building height is forty-three (43) feet. The submitted approved plan does not reflect the additional structure being constructed to the current height. The applicant has stated the structure was constructed to attach an onsite sign. The maximum sign height is twenty (20) feet. The variance being requested is eight (8) feet maximum building height and twenty-three (23) sign height.

**Commission Action:** A motion was made by Devin Graham, seconded by Steven Joffrion, to deny the variance request to exceed the maximum building height and sign height. The variances denied are eight (8) feet maximum building height and twenty-three (23) sign height.

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Branden Bennett, Chairman

Date

# PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



## Ascension Parish Board of Adjustments Decision February 27, 2018

### Zoning Review ID PZ-1583.18 – Lot 139 Manchac Crossing Second Filing for Chuck and Stephanie Ragsdale

1. Location: Located on the north side of Andrew Jackson Avenue approximately 300' east of Manchac Lake Drive (Lot 139 Manchac Crossing Second Filing)
2. Land Use Category: Single Family
3. Zoning District: Medium Intensity Residential (RM)
4. Requested Variances: To reduce the minimum rear setback (feet) from property line. The minimum rear setback (feet) from property line is twenty (20). The applicant would like to construct an addition to the home ten (10) feet from the rear property line. The variance being requested is ten (10) feet.

**Commission Action:** A motion was made by Steven Joffrion to accept the variance request to reduce the minimum rear setback (feet) from property line. The variance being requested is ten (10) feet. **Motion died due to lack of a second.**

**Commission Action:** A motion was made by Devin Graham, seconded by Edward Krass III, to deny the variance request to reduce the minimum rear setback (feet) from property line. The variance denied is ten (10) feet.

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Branden Bennett, Chairman

Date



# PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



## Ascension Parish Board of Adjustments Decision February 27, 2018

### Zoning Review ID PZ-1584.18 – Lots 7-10 Cambre Place for Pinnacle Point Properties, LLC

1. Location: Located on the north side of Redbud Road approximately 100' east of Tulip Street (Lot 7-10 Cambre Place)
2. Land Use Category: Single Family
3. Zoning District: Medium Intensity Residential (RM)
4. Requested Variances: To reduce the minimum rear and front setback (feet) from property lines. The minimum front setback (feet) from the property line is twenty-five (25) and the minimum rear setback (feet) from the property line is twenty (20). The applicant would like to place structures (mobile homes) 11'x72' on 4 existing lots. Three (3) feet from the front property line and five (5) feet from the rear property line. The existing lot sizes are 50'x 80'. The variances being requested are twenty-two (22) feet front and fifteen (15) feet rear.

**Commission Action:** A motion was made by Devin Graham, seconded by Steven Joffrion, to accept the variance request to reduce the minimum rear and front setback (feet) from property lines. The variances granted are twenty-two (22) feet front and fifteen (15) feet rear.

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Branden Bennett, Chairman

Date



**Description:** **Zoning Review ID PZ-1611.18 Lot 5-A for Chris (Broxie) Forrest**  
Located on the east side of LA Highway 22 approximately 80' south of Huntington Drive to request variances of the Ascension Parish Development Code, Section 17-2041 Secondary Family Residences

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Zoning Review ID PZ-1611.18 Lot 5-A for Chris (Broxie) Forrest	3/20/2018	Cover Memo

**PARISH OF ASCENSION**  
OFFICE OF PLANNING AND DEVELOPMENT  
ZONING DEPARTMENT



**BOARD OF ADJUSTMENTS**

**VARIANCE**

Subject: Zoning Review ID PZ-1811.18

Location: Located on the east side of LA Highway 22 approximately 80' south of Huntington Drive

Land Use Category: Single Family

Zoning District: Rural (R)

Requested Variance: Section 17-2041 Secondary Family Residences

Owner: Chris (Broxie) Forrest

**STAFF COMMENTS**

**Requested Variances:** To exceed the maximum residential density (units per acre) in a Rural (R) district. The maximum residential density (units per acre) is two (2). The applicant is requesting to place a dwelling (mobile home) on the property. The property lot size is .77 acres. The owner currently has a home located on the property which flooded in 2016. The owners received a FEMA unit (mobile home) and resided in the FEMA unit while they repaired their home. The home was repaired and the owners moved back into the home. The daughter moved into the FEMA unit. The FEMA unit will be removed from the property. A new mobile home will be placed in the spot where the FEMA unit is currently located bringing the total dwelling units to two (2) on .77 acre.

**Ascension Parish Land Use Plan Statement:**

- (1) The granting of the variance shall be in harmony with the general purpose which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- (2) The granting of the variance will not permit the establishment of any use, which is not permitted in the district.
- (3) There must be a showing of unique circumstances.

Commentary: There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and which circumstances or conditions are such that the strict application of the provisions

- (4) There must be a showing of unnecessary hardship.

Commentary: It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the

application of this ordinance; it must be suffered directly by the property in question; and evidence of variance granted under similar circumstances shall not be considered.

(5) There must be a showing that a variance is necessary for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.

(6) There must be a showing that the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

(7) There must be a showing that the granting of the variance requested would not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. The Board may prescribe any safeguard that it deems necessary to secure substantially the objectives of the regulations or provisions to which the variance applies.

**Staff recommends to deny the variance as requested. The family has property east of requested property (Joseph Lejeune). Not showing unnecessary hardship.**

PARISH OF ASCENSION  
OFFICE OF PLANNING AND DEVELOPMENT  
ZONING DEPARTMENT



Kenny Matassa  
Parish President

REQUEST

Variance Request that Complies with Code listed above (Please state standard listed above applicable. Failure to show hardship under the Code will result in dismissal of request):

I bought a trailer to put on my parents (Broxie Forrest) property after my house flooded. When I ~~was~~ bought it, I was given an address. No one from neither the city, nor the people who sold me the trailer told me I would not be able to put the trailer on the property because it's a little under an acre of land. Both the city and Clayton looked at the property and never told me this. So, now I have a trailer and no

Status of Request  Proposed  Under Construction  Existing  *where to put it.*  
Have you applied for a Building Permit?  YES  NO If YES please explain.

OWNER INFORMATION

Property Owner	Agent
Name: <u>Chris (Broxie) Forrest</u>	Name: _____
Address: <u>9214 Hwy 22</u>	Address: _____
<u>St. Amant La. 70174</u>	_____
Email: <u>brookshamae@aol.com</u>	Email: _____
Home Phone: <u>(225) 439-4803</u>	Home Phone: (____) _____
Cell Phone: (____) _____	Cell (____) _____
Fax: (____) _____	Fax: (____) _____
Signature: <u>Broxie Forrest</u>	Signature: _____

Owner must sign this form or submit letter(s) of authorization. Note: If an agent is designated, all communications will be delivered to agent.



A2C  
LEASMAN, DAVID C

BOURGEOIS, L RHETT  
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HARRIS, ERIK M

HUNTINGTON

04 VICKNAIR, HEATHER R.

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VICKNAIR, DAVON L JR.

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GARNER, MARKE RAY  
9201

02  
LEE RIGKEY R

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BILLINGSLEY, DONNA FAYE A.

STERLING

02  
GARNER, FRANCES J

02A  
02B  
PARKER, LINDSEY

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TRIPP, BRADY R

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5A  
FOHREST, BROXIE C

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MURRE, WENDY

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OLIVER, KATHA A

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LEJEUNE, JOSEPH E

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DUGAS, DONALD

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HOOVER, TUDAK G

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DUEB, BARBARA MAQUINE-MADYS IN





**Description:** Acceptance of the Amended Minutes and Written Decisions of the October 28, 2014 Meeting

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Amended Minutes and Written Decisions of the October 28, 2014 Meeting	3/20/2018	Cover Memo

# PARISH OF ASCENSION

## OFFICE OF PLANNING AND DEVELOPMENT



### MINUTES BOARD OF ADJUSTMENTS

**AMENDED**  
**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, 26 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 for Lots 23, 24, 25, 26 and 27 of Cambre Place Subdivision 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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