



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT

Board of Adjustments

April 29, 2019 - 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) **No Minutes to Approve**
- 5. Acceptance of the Written Decisions**
 - (A) **No Written Decisions to Approve**
- 6. Public Hearing to consider the following Variances:**
 - (A) **Zoning Review ID PZ-1982.19 - Lot 12 Fairbanks at St. Amant for Roy Domangue**

Located on the west side of Toria Lane approximately 1250' north of Beco Road to request a variance of the Ascension parish Development Code Section 17-2073, Site Requirements (F), Purpose & Intent: Setback; Yard Requirements (Residential) located in Section 25, T-9-S, R-3-E, Southeastern Land District, east of the Mississippi River, Ascension Parish, Louisiana.
- 7. Old Business**
- 8. New Business**
- 9. Adjourn**



Description: No Minutes to Approve



Description: No Written Decisions to Approve



Description: Zoning Review ID PZ-1982.19 - Lot 12 Fairbanks at St. Amant for Roy Domangue

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ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID PZ-1982.19 - Lot 12 Fairbanks at St. Amant for Roy Domangue	4/18/2019	Cover Memo

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BOARD OF ADJUSTMENTS

VARIANCE

Subject: Zoning Review ID PZ-1982.19

Location: Located on the west side of Toria Lane approximately 1250' north of Beco Road

Land Use Category:

Zoning District: Rural

Requested Variance: Section 17-2073, Site Requirements (F), Purpose & Intent: Setback; Yard Requirements (Residential)

Owner: Julie L. Allee (Marlbrough Family)

STAFF COMMENTS

Requested Variances: To reduce the minimum side setback (feet) from side property line. The applicant is requesting to construct a home 5.8 feet from the side property line. The minimum side setback (feet) from property line is ten (10) in a Rural (R) District. The variance being requested is 4.2 feet.

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 ACCEPT the variance as requested.

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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):

The new home is currently under construction having obtained a permit based on plans submitted, reviewed, and approved by the Parish Building Department with a plot plan showing a five-foot side setback on the north side of the property

Subsequently when obtaining the form elevation and survey we learned that there is a ten foot side setback requirement for this development

The work is underway. If this variance request is not granted, Trent Malbrough would be forced to abandon this construction and property

Status of Request Proposed Under Construction Existing

Have you applied for a Building Permit? Yes No (If yes please explain)

Owner Information

Property Owner

Name: Trent Malbrough

Address: 11147 Turic Ln
Saint Amant, LA 70774

Email: trenty_1630@yahoo.com

Home Phone () _____

Cell Phone (225) 623-9732

Fax () _____

Signature: Trent Malbrough

Agent

Name: Roy Domangue, Wooden Creations Inc

Address: 40472 Hwy 621
Gonzales LA

Email: roy@woodencreationshomes.com

Work Phone (225) 647-9060

Cell Phone (225) 413-4540

Fax () _____

Signature: Roy Domangue

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

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Adjacent Property Owners Form

Note: This form must accompany each Rezoning or Variance request submitted for Public Hearings.

Location: Lot 12 Fairbanks
11147 Toria Lane St. Amant LA

Name and Address of Applicant(s): Roy Domingue Wooden Creations Inc
40472 Hwy 621
Gonzales LA 70737

Name and Address of Property Owner: Trent & Chelsea Malbrough
 (If different from applicant)

Please Note: Certified Letters will be mailed to the above and the following adjacent property owners:

Name of Property Owner	Complete Mailing Address (Please Include Zip Code)	Legal Address of Property (Include Lot # Tract # Etc)	Comments: (Staff Use)
Galeon Albin	11137 Toria Lane St. Amant, LA 70774	Lot 11 Fairbanks	
Blake Barrios	11157 Toria Lane St. Amant, LA 70774	Lot 13 Fairbanks	
Scott Bass	11152 Toria Lane St. Amant, LA	Lot 31 Fairbanks	
Nicholas Danna	11142 Toria Lane St. Amant, LA	Lot 30 Fairbanks	

GENERAL NOTES:

PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

WETLAND DELINEATION OR DETERMINATION WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

REFERENCE PLAT:

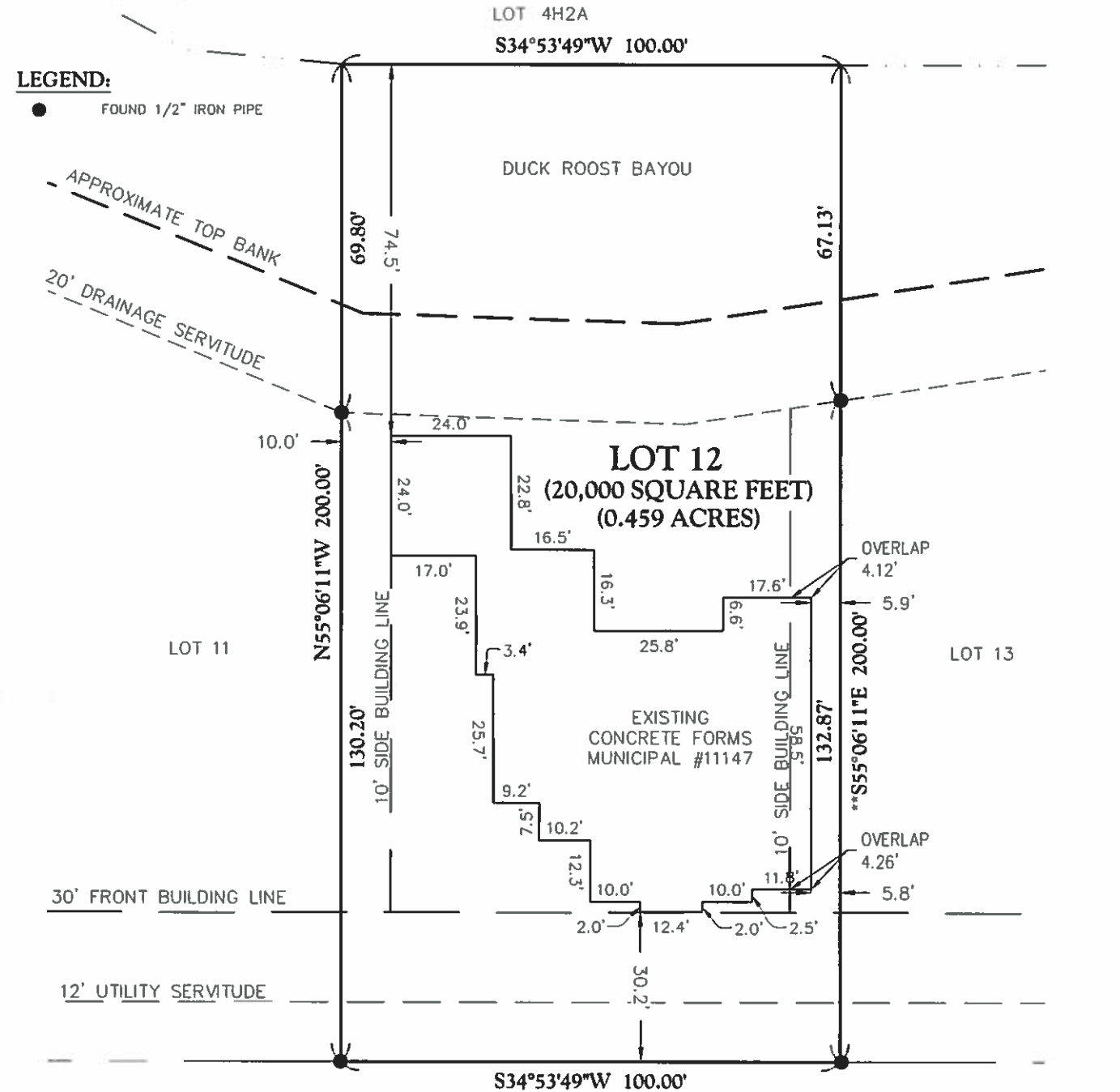
1. "FINAL PLAT OF FAIRBANKS AT ST. AMANT...", DATED 10/18/2007, BY JOHN P. EARLES, III, P.L.S. AND BE ENGINEERING LLC. RECORDED AT INSTRUMENT NO. 682980.

****BASIS OF BEARINGS:**

(S55°06'11"E) THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SUBJECT PROPERTY AND ARE BASED ON REFERENCE PLAT NO. 1.

FLOOD ZONE NOTE:

THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NO. 22005C0130E WHICH BEARS AN EFFECTIVE DATE OF 08/16/2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.



LEGEND:

● FOUND 1/2" IRON PIPE

--- APPROXIMATE TOP BANK

--- 20' DRAINAGE SERVITUDE

--- 30' FRONT BUILDING LINE

--- 12' UTILITY SERVITUDE



SCALE: 1"=50'

TORIA LANE
(50' RIGHT-OF-WAY)

PLAT SHOWING SURVEY OF
LOT 12
FINAL PLAT OF
FAIRBANKS AT ST. AMANT
LOCATED IN SECTION 25, T9S-R3E,
SOUTH EASTERN LAND DISTRICT
EAST OF THE MISSISSIPPI RIVER
ASCENSION PARISH, LOUISIANA

FOR
Trent Malbrough

QUALITY
Engineering & Surveying, LLC
18320 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com



CERTIFICATION:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS C SURVEY.

PRELIMINARY DOCUMENT FOR REVIEW ONLY
this document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

SETH J. MOSBY, P.L.S.
DATE: APRIL 02, 2019

JH	613	44	JMR	JRF	SJM
P.C.	Book	Page	Drawn	Calc.	CKD

Project No.: 18-324

DWG Path: \\server\land\18\18-324\18-324.dwg 4/2/2019 4:10 PM DHT



16 OUBRE, DAVID, M JR

SAVOY, HELEN R

4H2A

BONHAM, DAVID L
11112

FG1A
TRABEAU, CHRISTIAN
11100

F4 (PA)

09 SIMONEAUX, JARED S

10

PETERSON, CHEE
11127

11

ALBIN, GALEON L
11137

12

ALLEE, JULIE L

13

WAGUESPACK, SHANE

14

CHRISTIAN, GARY O JR

15

SMITH, MALCOLM M III

TORIA

30

THOMPSON, COLBY J
11142

31

ROUSSELE, ADAMS

32

CASSAGNE, SHARON S
11162

33

MORALES, KENNETH

ALFRED

MILES HOMEBUILDERS PARK

REFERENCE PLATS:

1. SURVEY OF LANDS OF FAIRBANKS, R. A. SR. BY J. WOOD, CE, DATED MAY 9, 1957.
2. SURVEY OF FAIRBANKS, R. A. SR. BY J. WOOD, CE, DATED MAY 10, 1957.
3. SURVEY OF FAIRBANKS, R. A. SR. BY J. WOOD, CE, DATED MAY 10, 1957.
4. SURVEY OF FAIRBANKS, R. A. SR. BY J. WOOD, CE, DATED MAY 10, 1957.
5. SURVEY OF FAIRBANKS, R. A. SR. BY J. WOOD, CE, DATED MAY 10, 1957.
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ACCORDING TO THE FED. EMERGENCY MGMT. ACT OF 1950, AS AMENDED, AND THE FEDERAL HOUSING ADMINISTRATION ACT OF 1954, AS AMENDED, THIS PROPERTY LIES IN FLOOD HAZARD ZONES AE, A1 AND A2.

100 YEAR FLOOD ELEV. = 8.0'

THIS PROPERTY IS ZONED R (RURAL)

SEWER PLANT SITE IS OWNED BY MILES HOMEBUILDERS, INC FOR OPERATIONS AND MAINTENANCE.

BENCH MARKS:

REFERENCE: PARISH BM DRRB IS LOCATED AT THE SE CORNER OF THE BECO ROAD AND DUCKROOST BAYOU ELEVATION: 8.59'

NEW BENCHMARKS SET WITHIN THE SUBDIVISION:

BM 1: SET BOLT ON CATCH BASIN BETWEEN LOTS 23 & 24 ELEV. 8.95'

BM 2: SOUTH BOLT ON CATCH BASIN AT LOT 29 ELEV. 8.57'

WATER SUPPLY:

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

SEWAGE DISPOSAL:

SEWER SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL. THE METHOD OF DISPOSAL AND THE SYSTEM SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

DEED:

THE USE OF POLYMER SANDS SHALL BE GRANTED TO THE PUBLIC PURPOSES FOR THE GENERAL USE OF FEDERAL OR OTHER BUILT UP STRUCTURE OR FENCE SHALL BE CONSTRUCTED AND NO SHRU BERRY PLANTED WITHIN THE LIMITS OF ANY STRUCTURE SO AS TO PREVENT OR UNDESIRABLY INTERFERE WITH ANY PURPOSE OF THE STRUCTURE IS GRANTED.

DEED:

THE USE OF POLYMER SANDS SHALL BE GRANTED TO THE PUBLIC PURPOSES FOR THE GENERAL USE OF FEDERAL OR OTHER BUILT UP STRUCTURE OR FENCE SHALL BE CONSTRUCTED AND NO SHRU BERRY PLANTED WITHIN THE LIMITS OF ANY STRUCTURE SO AS TO PREVENT OR UNDESIRABLY INTERFERE WITH ANY PURPOSE OF THE STRUCTURE IS GRANTED.

THE BANKS AT ST. AMANT HOMEBUILDERS ASSOCIATION TRACT OWNERS, ASCENSION PARISH SHALL HAVE NO RESPONSIBILITY FOR UPRIGHT OR MAINTENANCE OF THE PARK.

[Signature]
DATE: 10/18/07

ORIGINAL SIGNATURES ON SIGNED PLAT:

1. MICHAEL MARCHAND 9/21/07 PILE 3702

2. DAVID MILLS 9/16/07 NIGHT HOMEBUILDER

3. JOHN P. EARLES III, AS ESTATEWOMAN 9/16/07

GENERAL NOTES:

WATER-ASCENSION WATER CO.

ELECTRICAL-AMANT GAS

CABLE-COX CABLE

SEWAGE TREATMENT-COMMUNITY SEWER PLANT ON LOT 15

STREET-CURB AND GUTTER 27" BACK TO BACY CURB

3 INCH THICK ASPHALT & 10 INCH THICK SOIL CEMENT

SCHOOLS:

ST. AMANT PRIMARY

ST. AMANT MIDDLE

ST. AMANT HIGH SCHOOL

EXISTING AND IS PREDOMINANTLY OPEN PASTURE WITH SOME RESIDENTIAL NEW CONSTRUCTION WILL CONSIST OF 33 NEW SINGLE FAMILY HOMES HAVING A MINIMUM OF 1000 SQ. FT. OF FLOOR AREA. THE RESIDENTS OF FAIRBANKS THE PARK AREA IS DEDICATED FOR THE USE OF THE RESIDENTS OF FAIRBANKS AT ST. AMANT AND IS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION.

NOTE: 1. ES HOMEBUILDERS, INC OWNS LOT G-2 WEST OF DUCKROOST BAYOU AND C-1. NOT INTENT TO INCORPORATE THAT NOR ANY ADDITIONAL PROPERTY IN THE DESIGN OF PROPERTY.

WORKING PLAT:

ALL DIMENSIONS AND ANGLES POINTS ARE LABELED WITH 1/2" RAIN PIPES.

REPRODUCTION OF THIS PLAT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION. THIS SURVEYOR IS NOT RESPONSIBLE FOR ACTIONS OR PROJECTS TAKEN FROM THIS PLAT FOR ANY REASON. PERMISSION IS GRANTED TO ANY PERSON TO REPRODUCE THIS PLAT FOR ANY PURPOSE OTHER THAN THAT NOTED ABOVE. ANY REPRODUCTION OF THIS PLAT WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR SHALL BE AT THE REPRODUCER'S RISK AND WITHOUT LIABILITY TO THE SURVEYOR.

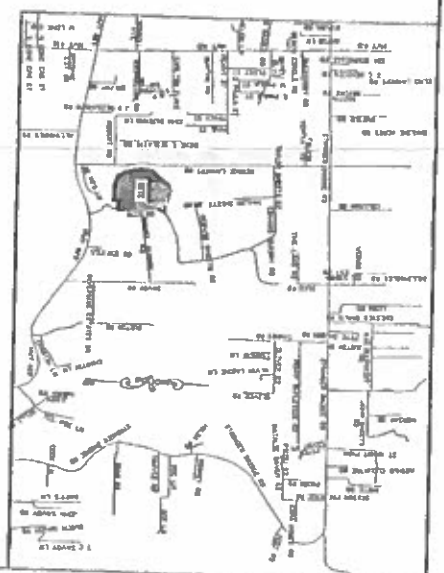
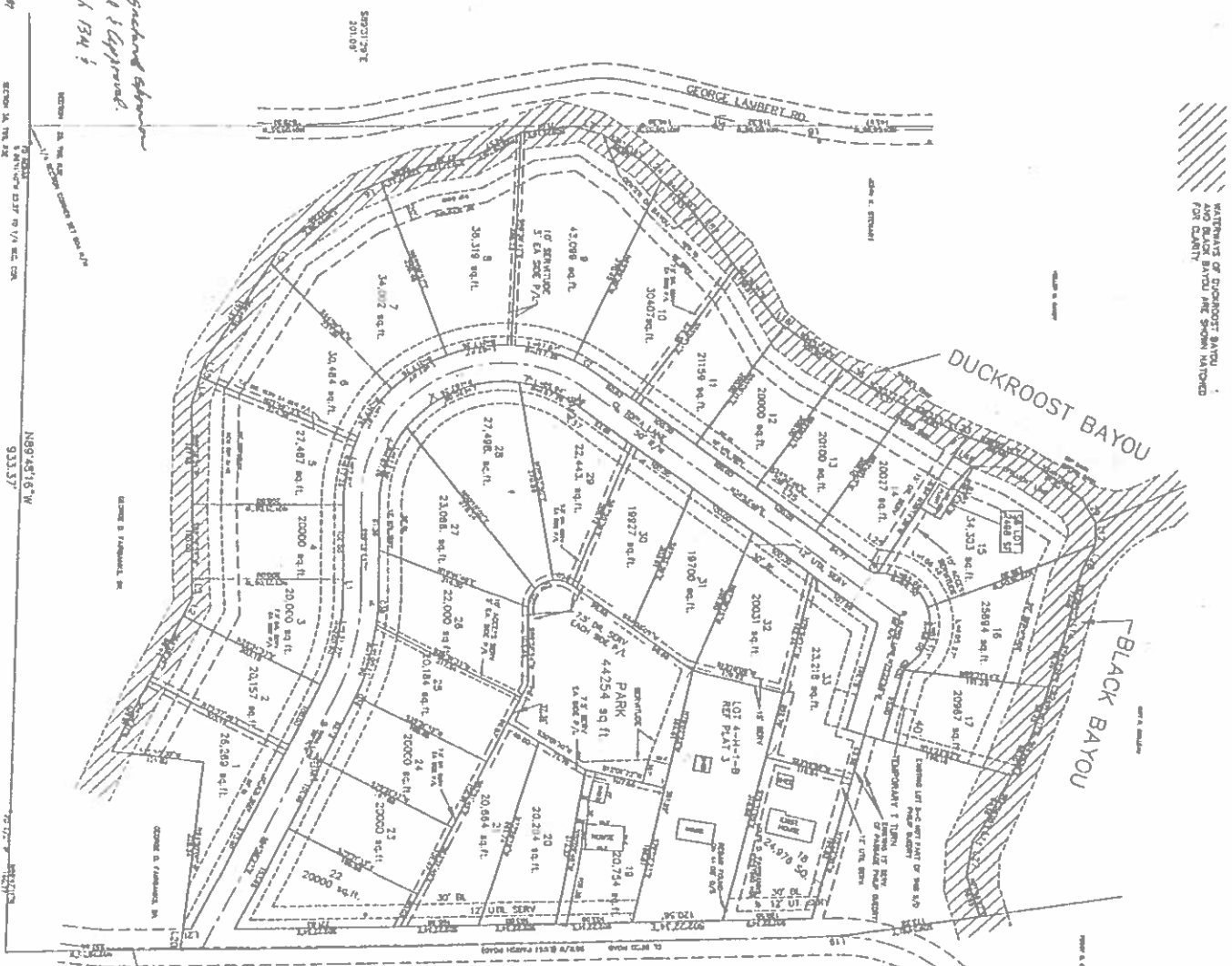
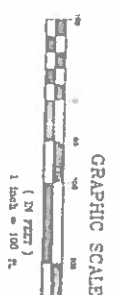
NOTE: OLD SURVEY LINES & ZONE SHADING REMOVED PER 2006 785 CONF. Q. 1.

REVISION NOTE:

1. Show original signed plat.

2. Revised Parish BM's.

3. Provide missing dimensions & bearings.



EXISTING HOUSE ON LOT 9 TO REMAIN

EXISTING LOT 4-11-1-8 IS NOT PART OF THIS SUBDIVISION.

LOT	AREA (SQ. FT.)	PERCENTAGE OF TOTAL
1	20,000	0.61
2	20,000	0.61
3	20,000	0.61
4	20,000	0.61
5	20,000	0.61
6	20,000	0.61
7	20,000	0.61
8	20,000	0.61
9	20,000	0.61
10	20,000	0.61
11	20,000	0.61
12	20,000	0.61
13	20,000	0.61
14	20,000	0.61
15	20,000	0.61
16	20,000	0.61
17	20,000	0.61
18	20,000	0.61
19	20,000	0.61
20	20,000	0.61
21	20,000	0.61
22	20,000	0.61
23	20,000	0.61
24	20,000	0.61
25	20,000	0.61
26	20,000	0.61
27	20,000	0.61
28	20,000	0.61
29	20,000	0.61
30	20,000	0.61
31	20,000	0.61
32	20,000	0.61
33	20,000	0.61
TOTAL	330,000	100.00

CURVE	LENGTH (FOOT)	AREA (SQ. FT.)
C1	15.82	28.00
C2	39.35	217.26
C3	8.79	158.95
C4	10.64	193.60
C5	5.14	93.00
C6	27.45	37.57
C7	27.45	37.57
TOTAL	224.53	37.33

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LA R.S. 13:5251 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR CONDUIT SURVEYS IN THE STATE OF LOUISIANA FOR A CLASS "C" SURVEY.

BY: *[Signature]* JOHN P. EARLES, III
DATE: 10/18/07
ASCENSION PARISH PLANNING COMMISSION

FAIRBANKS AT ST. AMANT

MILES HOMEBUILDERS, INC

DFE Engineers, LLC
Prairieville, La

FAIRBANKS AT ST. AMANT
ASCENSION PARISH, LA



A SINGLE FAMILY RESIDENTIAL SUBDIVISION OF 33 LOTS. TOTAL ACREAGE OF THE PROPERTY IS 21.12 ACRES OF PREDOMINANTLY PASTURE LOCATED IN ST. AMANT, LOUISIANA IN THE SOUTH HALF OF SECTION 25, T8S, R2E, ASCENSION PARISH, LOUISIANA.

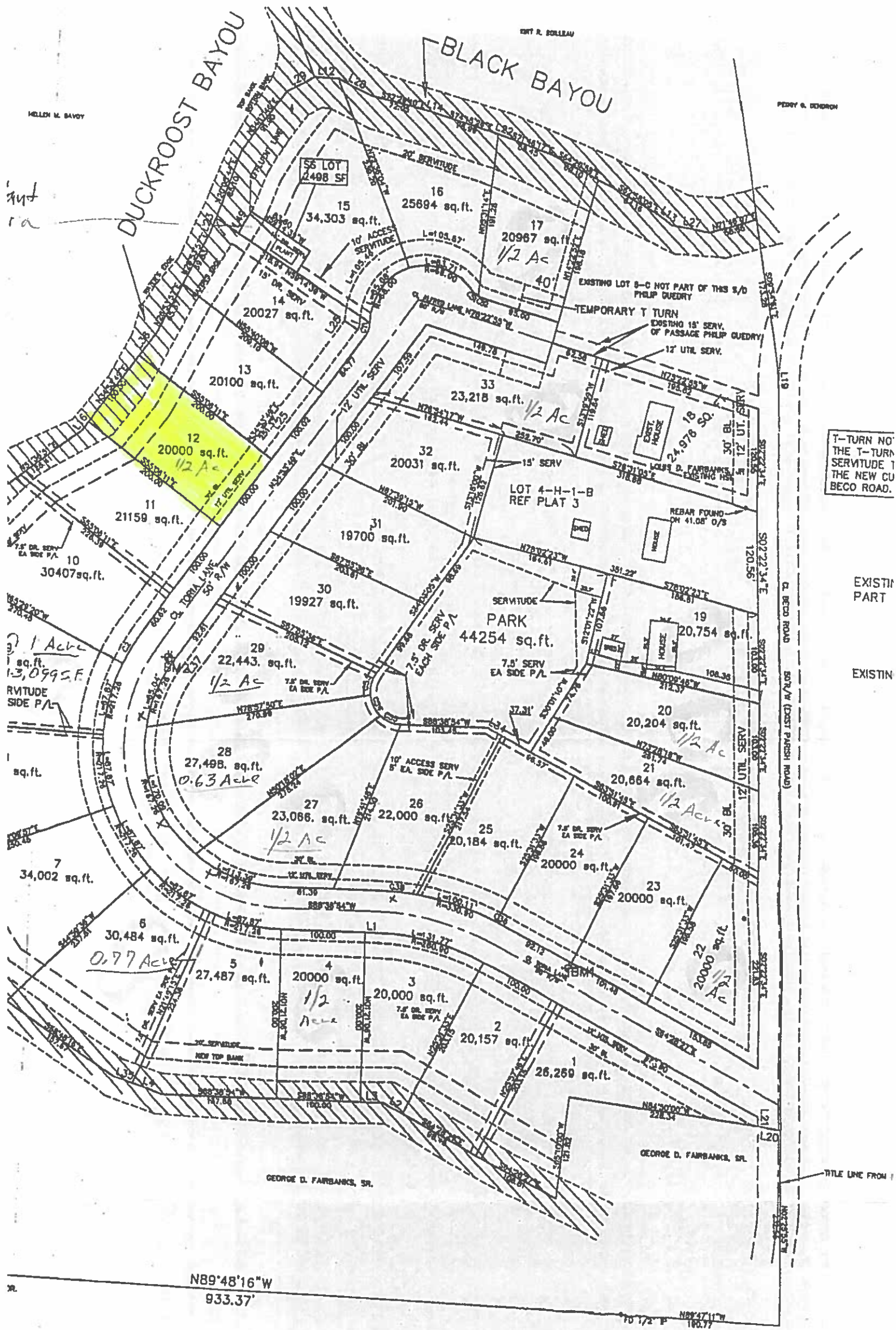
REVISION: SEPT. 9, 2003 TO ADDRESS COMMENTS.
REVISION: JULY 3, 2007 TO CORRECT ERRORS.
REVISION: JUNE 20, 2007 TO SHOW FINAL PLAT.
REVISION: FEBRUARY 23, 2008 TO SHOW "L" DESIGN.

1725C ERIC DRIVE
PRAIRIEVILLE, LA
70789

FAK 225 622-6162
CALL 504-838-2001

DATE: 10/18/07

FILE: 4394



T-TURN NO. 1
 THE T-TURN
 SERVITUDE TO
 THE NEW CUBA
 BECO ROAD.

EXISTING
 PART

EXISTING

N89°48'16"W
 933.37'

THIS IS TO CERTIFY THAT THIS PLAT...