



PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT

Board of Adjustments

September 24, 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) Acceptance of the Minutes of the August 27, 2019 Meeting

5. Acceptance of the Written Decisions

- (A) Acceptance of The Written Decisions of the August 27, 2019 Meeting

6. Public Hearing to consider the following Variances:

- (A) **Zoning Review ID PZ-2091.19 Tract-II - A of the Issac D. Broussard Property for Kerry Bourgeois**
Located on the east side of Joe Sevario Road approximately 250' north of Glen Williams 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 4, T-9-S, R-3-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana.
- (B) **Zoning Review ID PZ-2104.19 – Lot 184 Pelican Point Golf Community Third Filing for Daniel & Christina Louge**
Located on the east side of Tezcuco Court approximately 80' north of Swan Circle to request a variance of the Ascension Parish Development Code, Section 17-2073, Site Requirement (F) Purpose & Intent: Setback & Yard Requirements (Residential). Located in Section 7, T-10-S, R-3-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana.
- (C) **Zoning Review ID PZ-2105.19 – For Donald & Patricia Fernandez**
Located on the west side of LA Hwy 308 S. approximately 700' north

of Cotton 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). Located in Section 102, T-11-S, R-14-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana.

7. Old Business

8. New Business

9. Adjourn



Description: Acceptance of the Minutes of the August 27, 2019 Meeting

ATTACHMENTS:

Description

Acceptance of the Minutes of the August 27, 2019 Meeting

Upload Date

9/16/2019

Type

Cover Memo

MINUTES BOARD OF ADJUSTMENTS

August 27, 2019

The Board of Adjustment of the Parish of Ascension held a Public Hearing on Tuesday, August 27, 2019 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 the Chairman** - The Vice-Chairman called the meeting to order due to the Chairman being absent.

2. **Roll Call of Members**

The following members were present:

Devin Graham (Vice-Chairman)

Steven Joffrion Jr.

Willie Robinson

Corey Orgeron

Eddie Krass III

Darla Harris

Absent:

Branden Bennett (Chairman)

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 July 23, 2019 meeting.**

Commission Action: A motion was made by Corey Orgeron, seconded by Willie Robinson to accept the Minutes of the July 23, 2019 meeting.

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

Yeas: Darla Harris, Steven Joffrion Jr., William Robinson, Eddie Krass III and Corey Orgeron

Nays: None

Abstained: None

Absent: Branden Bennett (Chairman)

The Vice-Chairman did not vote.

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

5. Acceptance of the Written Decisions

A) Acceptance of the Written Decisions of the July 23, 2019 meeting.

Commission Action: A motion was made by Eddie Krass III seconded by Corey Orgeron to accept the Written Decisions of the July 23, 2019 meeting.

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

Yeas: Darla Harris, Steven Joffrion Jr., William Robinson, Eddie Krass III and Corey Orgeron

Nays: None

Abstained: None

Absent: Branden Bennett (Chairman)

The Vice-Chairman did not vote.

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

6. Public Hearing to Consider the Following Variances:

1. Zoning Review ID PZ-2066.19 – Lot C for Roland Doucet Sr.

Located on the north side of Butch Gore Road approximately 2400' west of Brignac 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 7, T-9-S, R-3-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana.

Mr. Roland E. Doucet Sr. presented the variance request to reduce the minimum front setback (feet) from street centerline. The minimum front setback (feet) from street centerline is fifty-five (55). The applicant constructed a shed approximately 57' from the centerline of the street. The applicant later constructed an extension to the front of the building 32' from the centerline of the road. The variance being requested is 23' feet.

No one spoke during Public Comment

Commission Action: A motion was made by Corey Orgeron and seconded by Eddie Krass III, to **APPROVE** the variance requested to reduce the minimum front setback (feet) from street centerline. The variance granted is 23' feet.

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

Yeas: Darla Harris, Steven Joffrion Jr., William Robinson, Eddie Krass III and Corey Orgeron

Nays: None

Abstained: None

Absent: Branden Bennett (Chairman)

The Vice-Chairman did not vote.

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

1. **Zoning Review ID PZ-2084.19 – Lot C-2 for Mrs. Annisette Guidry, ET
ALS, into Lots C-1, C-2, C-3 for Florine & Drew Vincik**

Located on the east side of KC Road 1100' south of LA Hwy 621 to request variances of the Ascension Parish Development Code Section 17-2073. Site Requirements (F) Purpose & Intent: Setback & Yard Requirements (Residential). Located in Section 18, T-9-S, R-3-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana.

Mr. Drew & Mrs. Florine Vincik presented a request to reduce the minimum rear setback (feet) from property line. The applicant is requesting to construct a shed five (5) feet from the rear property line. The minimum rear setback (feet) is twenty (20). The variance being requested is 15' feet.

Commission Action: A motion was made by Steven Joffrion Jr., seconded by Willie Robinson to **APPROVE** the variance request to reduce the minimum side setback (feet) from property line. The variance granted is 10' feet instead of the 15' feet originally requested.

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

Yeas: Darla Harris, Steven Joffrion Jr., William Robinson, Eddie Krass III and Corey Orgeron

Nays: None

Abstained: None

Absent: Branden Bennett (Chairman)

The Vice-Chairman did not vote.

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

7. **Old Business**

8. **New Business**

9. **Adjourn**

Commission Action: A motion was made by Steve Joffrion Jr., seconded by Darla Harris. to adjourn the August 27, 2019 the Board of Adjustments meeting.

Chairman's Signature

Date Signed



Description: Acceptance of The Written Decisions of the August 27, 2019 Meeting

ATTACHMENTS:

Description	Upload Date	Type
Acceptance of The Written Decisions of the August 27, 2019 Meeting	9/17/2019	Cover Memo

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



Ascension Parish Board of Adjustments Decision August 27, 2019

Zoning Review ID PZ-2066.19 – Lot C for Roland Doucet Sr.

1. **Location:** Located on the north side of Butch Gore Road approximately 2400' west of Brignac Road.
2. **Land Use Category:** Single Family
3. **Zoning District:** Conservation (C)
4. **Requested Variances:** To reduce the minimum front setback (feet) from street centerline. The minimum front setback (feet) from street centerline is fifty-five (55). The applicant constructed a shed approximately 57' from the centerline of the street. The applicant later constructed an extension to the front of the building 32' from the centerline of the road.

Commission Action: A motion was made by Corey Orgeron and seconded by Eddie Krass III, to **APPROVE** the variance requested to reduce the minimum front setback (feet) from street centerline. The variance granted is 23' feet.

Branden Bennett, Chairman

Date

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT



Ascension Parish Board of Adjustments Decision August 27, 2019

Zoning Review ID PZ-2084.19 – Lot C-2 for Mrs. Annisette Guidry, ET ALS, into Lots C-1, C-2, C-3 for Florine & Drew Vincik

1. **Location:** Located on the east side of KC Road 1100' south of LA Hwy 621
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 applicant is requesting to construct a shed five (5) feet from the rear property line. The minimum rear setback (feet) is twenty (20).

Commission Action: A motion was made by Steven Joffrion Jr., seconded by Willie Robinson to **APPROVE** the variance request to reduce the minimum side setback (feet) from property line. The variance granted is 10' feet instead of the 15' feet originally requested.

Branden Bennett, Chairman

Date



Description: Zoning Review ID PZ-2091.19 Tract-II - A of the Issac D. Broussard Property for Kerry Bourgeois

Located on the east side of Joe Sevario Road approximately 250' north of Glen Williams 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 4, T-9-S, R-3-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana.

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID PZ-2091.19 Tract-II - A of the Issac D. Broussard Property for Kerry Bourgeois	9/17/2019	Cover Memo

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



BOARD OF ADJUSTMENTS

VARIANCE

Subject: Zoning Review ID: PZ-2091.19

Location: Located on the east side of Joe Sevario Road approximately 250' north of Glen Williams Road

Land Use Category: Single Family

Zoning District: Medium Intensity Residential (R)

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

Owner: Kerry & Candace Bourgeois

STAFF COMMENTS

Requested Variances:

To reduce the minimum rear setback (feet) from property line. The applicant would like to construct a shop (35' x 40') building ten (10) feet from the rear property line. The minimum rear setback (feet) from property line is twenty (20) feet. The variance being requested is ten (10) 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 DENY the variance as requested due to no showing of unnecessary hardship.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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, Kerry Bourgeois am requesting a variance to build
a metal recreational building / workshop on my
property. I need to be able to build 10 feet
from my back property line to purposefully
layout my building. This will allow me to have
enough adequate space for storage of a boat
and other vehicles inside this building.

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: Kerry Bourgeois
Address: 15465 Soe Sevario
Gonzales, LA 70737
Email: kerry.bourg@yahoo.com
Home Phone () _____
Cell Phone (225) 368-6807
Fax () _____
Signature: Kerry Bourgeois

Agent

Name: _____
Address: _____
Email: _____
Home Phone () _____
Cell Phone () _____
Fax () _____
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.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Adjacent Property Owners Form

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

Location: 15465 Joe Sevario Rd.

Name and Address of Applicant(s): Kerry Bourgeois
Candace Bourgeois

Name and Address of Property Owner:
(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)
Elisa P. Laphand	15447 Joe Sevario Rd. Gonzales, LA 70737	Sect 4-095-03E Lot IB-1 Parcel #6600800	
Thomas Cannon Sr.	41505 Meritt Evans Rd. Prairieville, LA 70769	Sect 4-9-3 Lot 2 Parcel #20029400	
Issac D./Brent Broussard	12378 Bayou Terrace Dr. St. Amant, LA 70774	Sect 4-095-03E Tract II-B Parcel #6600400	



JOINER, LARRY
3A

2

CANNON, THOMAS JR

18B

BROUSSARD, ISAAC D

18C

BROUSSARD, ISAAC D



15477A
TIMBERLANE, LLC
W2A



W2B
TIMBERLANE, LLC

WILLIAMS, GERALD G

W1A

GLEN WILLIAMS

LAPRANT, ELISA

15447

15403

15465

2A

JOE SEVARIO



GAYLE, MICHAEL C

15482

GAYLE, MICHAEL C

DOUBLE G FARMS

15470

15408

15496

15490

15438

15484

FICKLIN, DON

DEABODY, JAMES H

15432

42



Description: Zoning Review ID PZ-2104.19 – Lot 184 Pelican Point Golf Community Third Filing for Daniel & Christina Louqe

Located on the east side of Tezcuco Court approximately 80' north of Swan Circle to request a variance of the Ascension Parish Development Code, Section 17-2073, Site Requirement (F) Purpose & Intent: Setback & Yard Requirements (Residential). Located in Section 7, T-10-S, R-3-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana._

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID PZ-2104.19 – Lot 184 Pelican Point Golf Community Third Filing for Daniel & Christina Louqe	9/17/2019	Cover Memo

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



BOARD OF ADJUSTMENTS

VARIANCE

Subject: Zoning Review ID: PZ-2104.19

Location: Located on the east side of Tezcuco Court approximately 80' north of Swan

Land Use Category: Single Family

Zoning District: Medium Intensity Residential (R)

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

Owner: Daniel & Christie Louque

STAFF COMMENTS

Requested Variances: To reduce the minimum rear setback (feet) from property line. The applicant would like to construct an addition to an existing residence 10.5 feet (overhang) from the rear property line. The minimum rear setback (feet) from property line is twenty (20). There is an existing 7.5 feet servitude along the rear property line. The variance being requested is 10.5 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 DENY the variance as requested no showing of unnecessary hardship.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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):

Applicant hereby request a variance from the Parish of Ascension development code of the 25' foot rear building set back line. Applicant plans to build a "mother in law" suite for their aging parents. The location of the rear building line restriction makes construction impossible if the line is not removed or reduced. The financial costs of any alternative would make the construction economically not feasible. The construction would match the primary residence and provides no adverse impact to the neighborhood. The request complies with Section 17-2090. Applicant shall provide any additionally information to illustrate compliance upon request during the evaluation of this request.

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: Daniel & Christie Louque

Address: 6223 Tezcuco Ct.
Gonzales, LA 70737

Email: daniel.louque@qualitymechanics.net

Home Phone (225) 252-5184

Cell Phone (225) 939-5300

Fax () _____

Signature: [Signature]

Agent

Name: _____

Address: _____

Email: _____

Home Phone () _____

Cell Phone () _____

Fax () _____

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.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT PLANNING DEPARTMENT



Adjacent Property Owners Form

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

Location: Lot 184 Pelican Point Golf Community, Third Ring

Name and Address of Applicant(s): Daniel Louque, Jr. & Christie C. Louque
6223 Tezcuco Ct.
Gonzales, LA 70737-0810

Name and Address of Property Owner: N/A
 (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)
Johnnyland Putnam, Jr.	40268 Sunset Circle Gonzales, LA 70737	Lot 285 Pelican Point Golf Community	
Davis L. Martin	6231 Tezcuco Ct Gonzales, LA 70737	Lot 183 Pelican Point Golf Community	
Chad & Keren King	6224 Tezcuco Ct Gonzales, LA 70737	Lot 172 Pelican Point Golf Community	
Blaine J. & Susan Sheets	6207 Tezcuco Ct Gonzales, LA 70737	Lot 185 Pelican Point Golf Community	

231 HARRISON, KETH

232 EDWARDS, EDWIN W

181 LASH, KEVIN G

GC2T

180 CHOPPIN, ARTHUR R

175 BLANCHARD, TERRY MACK

174 SLC, INC.

GC2T

28 RICKETTS, CLAUDE

40252

HANDRY, BRAD DOUGLAS

40260

284 BUTNAM, JOHNNY WARD JR

184 LOUQU, DANIEL J JR

183 MARTIN, DAVID L

173 SORRELL, GALEN L

172 KING, CRAIG MICHAEL

6135

282 DOUGET, KENNETH W

281 D'AGUIN, ALBERT EARL JR

40245

25 CAMPBELL, GARY D

40257

251 BIRDWOMAN, JOHN G

185 SHEETS, BLAINE

AMS, STEVEN T

257 GOSCHA, JOSEPH M

SWAN

TEZCUCO

BEAUGOUGLAS



Description: **Zoning Review ID PZ-2105.19 – For Donald & Patricia Fernandez**
Located on the west side of LA Hwy 308 S. approximately 700' north of Cotton 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). Located in Section 102, T-11-S, R-14-E, Southeastern Land District, east of the Mississippi River, Ascension Parish Louisiana.

ATTACHMENTS:

Description	Upload Date	Type
Zoning Review ID PZ-2105.19 – For Donald & Patricia Fernandez	9/17/2019	Cover Memo

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



BOARD OF ADJUSTMENTS

VARIANCE

Subject: Zoning Review ID: PZ-2105.19

Location: Located on the west side of LA Hwy 308 S. approximately 700' north of Cotton Drive

Land Use Category: Single Family

Zoning District: Medium Intensity Residential (R)

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

Owner: Donald & Patricia Fernandez

STAFF COMMENTS

Requested Variances: To reduce the minimum front setback (feet) from street centerline (State Hwy). The minimum front setback (State Hwy) from street center line is seventy-five (75) feet. The applicant would like to place a dwelling (mobile-home) sixty (60) feet from street centerline. The variance being requested is fifteen (15) 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 based on variance is in harmony with the general purpose, which is located.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



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 am requesting a Variance pertaining to the Setback Requirements stating that a building should be 75 ft from the centerline of a State Hwy. I have a mobile home that is 70 ft long. The lot that is on Hwy 308 is 30 x 135 therefore, I am asking for a 15 ft. Variance to allow the home to sit on said lot which would be about the same distance from the Hwy as the house next to it.

*Lot Location: 2107 Hwy 308 South
Donaldsonville, LA 70346*

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: *Donald Fernandez*

Address: *2107 58850 Belknap Rd.
Plaquemine, LA 70764*

Email: _____

Home Phone (____) _____

Cell Phone (*225*) *776-4160*

Fax (____) _____

Signature: *Donald Fernandez*

Agent

Name: _____

Address: _____

Email: _____

Home Phone (____) _____

Cell Phone (____) _____

Fax (____) _____

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.

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Adjacent Property Owners Form

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

Location: _____

Name and Address of Applicant(s): Donald Fernandez
58850 Belleview Rd
Plaquemine La

Name and Address of Property Owner: 70764

(If different from applicant) SAME

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)
BRUNO DELEO, JR	P.O BOX 127 DIXONVILLE LA 70346	2081 Hwy 308 S DIXONVILLE, LA 70346	
MARVIN GROS	2111 Hwy 308 S DIXONVILLE LA 70346	SAME	

(jbanker@apgov.us (jamaica))



2126

2130

JUDGE RUSSO LAND COMPANY LLC

EMANUEL BAPTIST CHURCH

MRS FELIX SAGONA ESTATE INC

DELEO, BRUNO JR.

2081

FERNANDEZ, DONALD

2103

2107

GROB, MARVIN

2111

HIDALGO, MICHAEL A.

35188

FERNANDEZ, GREGORY

FERNANDEZ

JACKSON, GERALDINE

2110

HIDALGO, MICHAEL A.

2136

HAYDEL, PATRICK

2145

AUCOIN, CARMEN

CHRISTY

FERNANDEZ, LARRY SR

2108

35165

FERNANDEZ, ADELLE B

FERNANDEZ, RONALD

35172

FERNANDEZ, LARRY

FERNANDEZ, BRYANT

2106

RUGGERIO FAMILY IRREVOCABLE TRUST