

**MINUTES OF THE IBERIA PARISH BOARD OF ZONING ADJUSTMENT COMMISSION MEETING
CONDUCTED ON THURSDAY, JANUARY 17, 2013 AT 5:30PM IN THE IBERIA PARISH COUNCIL
CHAMBERS, 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

CALL TO ORDER: Chairman Dana Dugas determined there was a quorum and called the meeting to order.

MEMBERS PRESENT: Dana Dugas, Barbara Laviolette, Butch Bourgeois, David Fangué, Perry Judice and Lanie Borel.

MEMBERS ABSENT: Ronald Fremin, Nathaniel Mitchell and Jane Braud.

OTHERS PRESENT: John Raines, Carmen Judice, Sally Johnson and Julie Armentor.

APPROVAL OF MINUTES: Perry Judice made a motion to approve the December 20, 2012 minutes which was seconded by Lanie Borel; the vote was unanimous.

REQUESTED ACTION #1: Ben and Danielle Hidalgo – Located on 6511 Danielle Road – Variance request to build a guest house behind the house they are building.

John Raines explained the location of the property and told the Commission that this was on the Agenda last month and no one was there to represent Mr. Hidalgo; therefore, it was tabled. Mr. Raines said that one of two options would be available to the applicants. The first option would be to survey the property and legally subdivide the property making it two lots and the second option would be for the applicant to come to the Commission and ask them to waive the requirement to allow a second residence. Mr. Raines also said that in waiving the requirements they would have a little more control over the type of use of the second residence than it would if the lots were legally separated.

Ben Hidalgo addressed the Commission and said he went around to his neighbors and had them sign a document stating yea or nay about it and the majority approved it. John Raines asked for a copy of the document for the records.

Dana Dugas asked about the size of the second house and he said the living area was about 1000 square feet. Mr. Hidalgo said this was for his in-laws to live in and eventually it would just become a guest house.

Dana Dugas also told Mr. Hidalgo even if they approve this it could be a civil matter because of the covenants. Mr. Dugas said that they do have restrictions for the subdivision and Mr. Hidalgo would have to check into that. Mr. Raines explained that Planning and Zoning does not have anything to do with the covenants.

Lanie Borel asked if the property had to be subdivided to be able to build a second home and Mr. Raines said that the Ordinance says that you can have only one residence per lot but the Commission is empowered to waive the restrictions when they find that the restrictions are not necessarily applicable under certain circumstances. Mr. Raines also said the applicant was asking, rather than subdivide the property which could be done, their permission to put it on the back of their property.

After further deliberation, Lanie Borel made a motion to approve the request, which was seconded by Perry Judice; the vote was unanimous.

REQUESTED ACTION #2: Cy Landry - Located at 3402 Vida Shaw Road – Variance request to place second residence on same lot as primary residence.

John Raines explained where the property was located and also that it was the same scenario as Mr. Hidalgo. Mr. Landry is requesting to put a second home behind his home also for his parents.

Mr. Cy Landry addressed the Commission and said he bought the property specifically to put his parents behind him so that when they retire he could take care of them. Mr. Landry said he put a large enough sewer plant to take care of both residences with the intentions of building his house in the future. At this time he is living in a mobile home.

After further deliberation, Perry Judice made a motion to approve the request, which was seconded by Butch Bourgeois; the vote was unanimous.

DIRECTOR'S REPORT: Discussion of Recommended Fees for Planning, Zoning and Floodplain Services.

Carmen Judice addressed the Commission and told them that the Planning and Zoning Department did not have an increase since 2006. Ms. Judice also told them that we have services that we do not get paid for and other entities such as the "City" are currently charging for these services. We are losing an opportunity towards making our department self-sufficient.

ADJOURNMENT:

There being no further business, Lanie Borel made a motion to adjourn which was seconded by Butch Bourgeois; the vote was unanimous.

Submitted by John R. Raines
Director of Permitting, Planning and Zoning Department