

**MINUTES OF THE IBERIA PARISH BOARD OF ADJUSTMENTS MEETING CONDUCTED  
ON THURSDAY, SEPTEMBER 18, 2014 AT 5:30PM IN THE IBERIA PARISH CHAMBERS  
LOCATED AT 300 IBERIA STREET, NEW IBERIA, LOUISIANA 70560**

**CALL TO ORDER:** Chairperson Jane Braud determined there was a quorum and called the Meeting to Order.

**MEMBERS PRESENT:** Jane Braud, David Fanguie, Dana Dugas, Ronald Fremin, Nathaniel Mitchell, and Glenn Crappell

**MEMBERS ABSENT:** Perry Judice, and Butch Bourgeois

**STAFF PRESENT:** John R. Raines, Julie Armentor

**APPROVAL OF MINUTES:** Dana Dugas made a Motion to approve the July 17, 2014 Minutes which was seconded by Nathaniel Mitchell; the vote was unanimous.

**VARIANCE REQUEST #1:** Kykeo and Lotsaline Sayantnone – 3112 Savannaket – Variance to place a mobile home on property next to an abandoned house.

John Raines explained that the applicants have an existing house at 3112 Savannaket which was in the process of remodeling and repair when a death in the family ended all forward progress. The existing house is basically used for storage purposes only and has been boarded up and practically abandoned. The applicants have moved an old mobile home off the property and have moved a replacement mobile home on the property when alerted that their actions were not in compliance with the Ordinance.

Since the applicants explained that the existing house was in disrepair, they requested permission to reside in the new mobile home pending renovation of the existing house. They were advised that only the Board could grant that level of approval.

Phonemany Broussard representing the applicant addressed the Board explaining that there had been a death in the family and that the new mobile home on the property was for the Mother as she could not afford to renovate the existing house nor bring it up to Code. She simply wanted to live in the new mobile home and eventually remove the existing house.

Several questions were asked by the Board, then Nathaniel Mitchell made a Motion to approve which was seconded by Dana Dugas; the vote was unanimous.

**VARIANCE REQUEST #2:** Gail Young – 4411 L. Theriot Road – Variance to place a second home on the property with existing residence.

John Raines explained that the applicant resided at 4411 L. Theriot Road and was requesting approval to place a mobile home on the property for her daughter as the applicant was maturing and would feel more secure with a family member nearby. The presence of the daughter would be beneficial to security as well as maintenance of the property.

Several questions were asked by the Board, then David Fangué made a Motion to approve which was seconded by Ronald Fremin; the vote was unanimous.

**VARIANCE REQUEST #3:** Brunella D. Ray – 9818 Lake Peigneur Road – Variance to place a second home on property with an existing residence.

John Raines explained that the applicant had previously had another residence but had removed it several years ago. The applicant was now requesting approval to replace the mobile home so that a family member could reside on the property. Area residents had been consulted and were in full support of the requested variance.

Several questions were asked by the Board, then Ronald Fremin made a Motion to approve which was seconded by Nathaniel Mitchell; the vote was unanimous.

**VARIANCE REQUEST #4:** Alicia Johnson Butler – 713 Malou Drive – Adding to existing residence to create a “Mother-in-law” suite.

John Raines explained that the applicant was constructing a “mother-in-law” suite above the garage at her residence at 713 Malou Drive. He explained that the “mother-in-law” suite became a second residence it contained separate bathing, cooking, sleeping and ingress/egress from the main structure. He also explained that the “mother-in-law” suite also had access into the main residence. Mr. Raines indicated that in order to remove any confusion or questions in the future, the applicant was advised to seek approval of the Board.

Several questions were asked by the Board, then Ronald Fremin made a Motion to approve which was seconded by Nathaniel Mitchell; the vote was unanimous.

**VARIANCE REQUEST #5:** Keith and Tammy Romero – 3312 Captain Cade Road – Variance to place a second home on property with existing residence.

John Raines explained that the applicant had originally requested approval for a shed/outdoor kitchen in the rear of the property; however, during the review of the building plans, Mr. Raines indicated that the floor plan suggested a second dwelling as it had separate bathing, cooking, sleeping and ingress/egress from the main residence. The applicant indicated that at some later date, the facility may be used as a second residence for a member of the family. John Raines recommended the applicant apply for a variance.

The applicant, Mr. Romero, addressed the Board and indicated that there were no plans for a second residence and everything that Mr. Raines had indicated was malarkey.

Several questions were asked by the Board, then Ronald Fremin made a Motion to approve construction of the shed/outdoor kitchen/storage but denied its use as a second residence as Mr. Raines's presentation was all malarkey, which was seconded by Nathaniel Mitchell; the vote was unanimous.

**VARIANCE REQUEST #6:** Russell and Rachel M. Gonsoulin – 6207 Loreauville Road – Variance to place a second home on property with existing residence.

John Raines explained that we had received a complaint that a building was under construction and we pursued investigation of the circumstance and was advised that the building that was under construction was a residential shed and when we had further inspections we realized it was going to be a residence. There were several scenarios concerning the use of the building. Mr. Gonsoulin then said he was building the house for his daughter when she came in to visit since she lives out of town. Mr. Raines explained that there were other residences on the property. Mr. Raines also explained that if the house was going to be built to sell that would be a commercial business and the area is not zoned for that.

Mr. Russell Gonsoulin addressed the commission and said he was proposing to build a guest house for when company comes in.

Mr. Bill Gonsoulin spoke and asked if Mr. Gonsoulin was going to rent the house he was building at this time.

Barbara Labry then addressed the commission and asked how many structures on the property are allowed. Mr. Raines said that the structures had been there before zoning.

Rachel Gonsoulin spoke and said the cottage was not going to be rented. Mr. Gonsoulin said it was being built for her daughter because she lived out of town and maybe in the future she said she and her husband may live in it and sell their house to their daughter.

Several questions were asked by the Board, then Nathaniel Mitchell made a Motion to approve which was seconded by Glenn Crappell; the vote was five for the approval and one opposed.

**VARIANCE REQUEST #7:** Trinda Miguez Derouen – 6208 Bull Island Road – Variance to place a third residence on property with existing residences.

John Raines explained that the applicant was requesting approval to place a third residence on family property located at 6208 Bull Island Road. The applicant has two daughters that reside in the existing two mobile homes and would like to add an additional mobile home. The requested addition is for the remaining daughter and her children. Jace Derouen addressed the Board indicating that by having all the children and grandchildren in one location on family property made babysitting more convenient and rewarding.

Linda Trahan addressed the Board as an adjoining property owner on behalf of herself and other family members. She indicated that her only concern was that the property would be turned into a mobile home park; however, if the request was only for family, she had no objections whatsoever.

Several questions were asked by the Board, then Dana Dugas made a Motion to approve which was seconded by Glenn Crappell; the vote was unanimous.

**VARIANCE REQUEST #8:** Hix Snedeker – Curtis Lane/Hwy 90 – Variance in Required Parking from eighty six (86) spaces to the requested seventy six (76) spaces

John Raines explained that the applicant is proposing to construct a “tractor store” at this location and has requested a variance in the required parking from eighty six (86) spaces to the proposed seventy two (72) spaces. Mr. Raines explained further that space was available for all parking spaces required, however, given the nature and type of commercial operation proposed for the site, a reduction in parking spaces would be appropriate.

Paul Marciako representing the applicant addressed the Board indicating that they were only requesting the minimal variance necessary to develop the site and reduce the amount of impermeable surface on the site. Reduction in impermeable surface reduces runoff, pollution, heat generation, and softens the contours of the property.

Several questions were asked by the Board, then Ronald Fremin made a Motion to approve which was seconded by David Fangué; the vote was unanimous.

**VARIANCE REQUEST #9:** Al Delahoussaye – 601 Boutte Road - Variance to place a second residence on property with existing residence.

John Raines explained that the applicant started to construct a “man cave” in the rear of his property and a review of his plans during the plan application stage indicated that the proposed structure could be utilized as a second residence. He required the applicant seek approval from the Board.

Mr. Delahoussaye addressed the Board indicating his long and short term intentions.

Several questions were asked by the Board, then Dana Dugas made a Motion to approve which was seconded by David Fangué; the vote was unanimous.

**DIRECTOR'S REPORT: None**

**ADJOURNMENT:**

**There being no further business, Nathaniel Mitchell made a Motion to adjourn which was seconded by Ronald Fremin; the vote was unanimous.**

**RESPECTFULLY SUBMITTED BY**

**John R. Raines**