

BOARD OF ADJUSTMENTS
July 23, 2018
MINUTES

MEMBERS PRESENT: Sandra Henderson
Tommy Goleman
Marion “Bee” Meadows
Pam Mortin
Fred Frantom

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher, Zoning Assistant
Art McCullars
Bobby Lawrence

The Monday, July 23, 2018, Board of Adjustments Meeting was called to order by Sandra Henderson. The Board approved the minutes of May 29, 2018, Board of Adjustments meeting.

APPLICATION NO: **VAR-18-20000003**
APPLICANT: ABI Investments LLC / Chicken Express
ADDRESS: 3112 Cypress St.
LEHAL DESCRIPTION: Parcel # 13876:
0.995 ACS M/L IN SEC 39 T 18 N R 3 E, FROM NW COR OF LOT 6 SPLANE PLACE & POB, N78-16-54E ALG N/L LOT 6 200.00, 511-43-06E 75.00, S78-16-54W 40.00, S11-42-06E 192.71 TO THE INTERSECTION OF E/L LOT 4 & N R/W LINE OF HWY 80, S89-04-55W 155.25, RT CURVE RAD=50.00, CHORD=N36-06-09W 18.20, ARC=18.30, N11-43-06W 221.98 TO POB-BEING LOT 6 & A PORTION OF LOTS 4 & SSQ 12 SPLANE PLACE.
REQUEST: Requesting Variance- rear yard from require 20’ to 5’ in a B-1 (Transition Business) District. (Converting storage building to office/tenant lease space).

Art McCullars told the Board that he wanted to convert his storage building into a lease space so, he would need the variance. Pam Mortin wanted to know if this building behind the Chicken Express was the building that Art McCullars was referencing to. Art McCullars told the Board that was the building. Sandra Henderson wanted to know if anyone had approached Art McCullars about renting this building. Art McCullars told the Board that he had some inquiries about the building and if it was for rent. Sandra Henderson told Art McCullars that she realized that the building was already on the property and that he was asking for a variance. Bruce Fleming told the Board that when the building was built for storage that it only had to be 5’, now that Art McCullars would want to make it a habitual structure then the Variance would be required from 20’ to 5’. Bobby Lawrence an adjacent property owner spoke in favor of the Variance. Art McCullars asked Bruce Fleming if approved what he would need to do. Bruce Fleming told Art McCullars that if approved that who ever rented the building would need to apply for a Certificate of Occupancy. Art McCullars asked Bruce Fleming if someone like the Little Debbie’s distribution wanted to rent his building would that be allowed. Bruce Fleming told Art McCullars as long as they had an office it would be okay. Pam Mortin asked Bruce Fleming why an office would be required. Bruce Fleming told the Board that warehousing is not allowed in a B-1 (Transition Business) zone. Tommy Goleman told the Board that if he had an office there he could use it as storage. Bruce Fleming agreed. Art McCullars told Bruce Fleming to help him know what a legal description of an office would be. Bruce Fleming told the Board that they would need a desk, answer phone calls, etc. Bruce Fleming told the Board that at this time Art McCullars would be asking for a Variance and if someone wanted to rent his building that the Planning & Zoning would decide if the applicant would qualify. A submittal to Louisiana State Fire Marshall Office for a change of use would be required by the building department. At this time Fred Frantom made the motion to **APPROVE** the Variance. Marion Meadows seconded. All in favor, motion approved.

As there was no other business, the meeting was adjourned.