

**CITY OF LAFAYETTE  
BOARD OF ZONING ADJUSTMENT  
REGULAR MEETING  
THURSDAY, FEBRUARY 11, 2016**

**MINUTES OF THE REGULAR MEETING OF THE CITY OF LAFAYETTE BOARD OF ZONING ADJUSTMENT, HELD IN THE PLANNING, ZONING AND DEVELOPMENT AUDITORIUM, 220 WEST WILLOW STREET, BUILDING B, LAFAYETTE, LOUISIANA, ON THURSDAY, FEBRUARY 11, 2016 AT 5:30 P.M. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT.**

**MEMBERS PRESENT**

Steven McGinity, Chair  
Corey Cloninger  
Chris German  
Erica Williams

**STAFF PRESENT**

Carlee Alm-Labar  
Jim Parker  
Rachel Conques  
Tuyen La

**ABSENT**

Stanford McNabb

**LEGAL COUNSEL**

Richard Becker

**I. CALL TO ORDER**

Chairperson McGinity called the meeting to order and explained how the meeting would be conducted. Members of the Board and staff introduced themselves.

**II. APPROVAL OF MINUTES**

Regular Meeting – January 14, 2016  
Special Meeting – January 21, 2016

MOTION: Mr. Cloninger motioned to approve the minutes of the January 14, 2016 Regular Meeting and the January 21, 2016 Special Meeting.

SECOND: Williams

VOTE: 4-0-1-0

AYES: Cloninger, German, McGinity, Williams

NAYS: None

ABSENT: McNabb

ABSTAIN: None

Motion carried.

**III. NEW BUSINESS**

1. CASE NO.: BOZ2016-0005  
APPLICANT: Tyler Enterprises, LLC  
LOCATION: 327 Settlers Trace Boulevard  
REQUEST: Variance of the parking regulations in a property previously located in a B-G (General Business) Zoning District.

Tuyen La presented the case and showed slides. He said that this property is a vacant lot located near the intersection of Settlers Trace Boulevard and West Martial Avenue.

He stated that the applicant submitted plans to develop a cigar bar and office building on this lot. Because the plans were submitted prior to the effective date of the Unified Development Code (the "UDC"), and at the owner's request, they were reviewed using the pre-UDC zoning regulations. The development is required to provide 47 parking spaces, but only 33 are proposed.

He explained that today's UDC allows for certain parking reductions. They include shared parking reductions for joint usage, reductions for being within 1,200 feet of a public transit route, a reduction for the first 4,000 square feet of building area, and a reduction for including bicycle parking. Using the UDC regulations, only 25 parking spaces would be required.

He said the applicant requested a variance of the parking regulations from 47 parking spaces required to 33 parking spaces. He then said that the staff recommended approval of the variance of the parking regulations from 47 parking spaces required to 33 parking spaces proposed and explained that if the parking reductions of the Unified Development Code were used, the project would comply with today's parking standards.

Mr. Barry Bleichner spoke in favor of the request.

Mr. Todd Trahan spoke in opposition to the variance.

MOTION: Mr. German moved to approve the variance per the Zoning Staff's recommendation.

SECOND: Cloninger  
VOTE: 4-0-1-0  
AYES: Cloninger, German, McGinity, Williams  
NAYS: None  
ABSENT: McNabb  
ABSTAIN: None

Motion carried.

2. CASE NO.: BOZ2016-0006  
APPLICANT: Michael & Tamara Miles  
LOCATION: 218 South Mall Street  
REQUEST: Variance of the setback regulations in an RS-1 (Residential Single-Family) Zoning District.

Rachel Conques presented the case and showed slides. She said that the applicants' home is located in Les Jardins Subdivision at 218 South Mall Street and that they proposed the construction of a porte cochère three feet from the right side property line.

She explained that a minimum five foot setback is required for side property lines. The addition will be approximately 10' from the neighbor's house. She said this construction is typical of many home additions that have been granted similar setback reductions.

She said that Mr. and Mrs. Miles requested a variance of the side setback regulations from five (5) feet required to three (3) feet proposed. She then said the staff recommended approval of the requested variance with the condition that the applicant add a gutter to the right side of the porte cochère to divert storm water away from the adjoining neighbor.

Mr. Michael Miles and Mr. Lee Chapman spoke in favor of the variance.

No one present spoke in opposition to the variance.

MOTION: Ms. Williams made a motion to approve the variance per the Zoning Staff's recommendation with the condition that the applicant add a gutter to the right side of the porte cochère to divert storm water away from the adjoining neighbor.

SECOND: Cloninger  
VOTE: 4-0-1-0  
AYES: Cloninger, German, McGinity, Williams  
NAYS: None  
ABSENT: McNabb  
ABSTAIN: None

Motion carried.

3. CASE NO.: BOZ2016-0007  
 APPLICANT: Raising Cane's  
 LOCATION: 201 Rayburn Street  
 REQUEST: Variance of the open space regulations in a CH (Commercial Heavy) Zoning District.

This case was deferred.

4. CASE NO.: BOZ2016-0008  
 APPLICANT: Stripes, LLC  
 LOCATION: 3300 block of Ambassador Caffery Parkway  
 REQUEST: Variance of the landscaping and sign regulations in a CH (Commercial Heavy) Zoning District.

Tuyen La presented the case and showed slides. He said that this property is a vacant lot located at the intersection of Ambassador Caffery Parkway and Ridge Road, adjacent to the Ambassador Way Shopping Center, and that the applicant plans to develop a convenience store with a restaurant and gasoline sales on this lot.

He explained that when the property was originally developed as a Super Kmart, a large pole sign was legally permitted on the corner of Ambassador Caffery Parkway and Ridge Road. Since the sign is physically closer to Ridge Road than to Ambassador Caffery Parkway, it is considered to be "fronting" Ridge Road. Later, the property was redeveloped and the pole sign was converted to an Integrated Business Center sign. In December 2015, as part of an infill project, the preliminary plat was approved to create an outparcel on this corner.

He stated that the developer would like to have a monument sign on each road frontage. Since only one sign is allowed per street frontage, the applicant requested a variance of the freestanding sign regulations along Ridge Road from one sign allowed to two signs proposed.

Mr. La said that after discussions with the developer, and after a landscaping plan was submitted that exceeds minimum standards, all landscape issues were resolved.

He then said the staff recommended approval of the request to allow the construction of a second sign along the subject property's Ridge Road frontage with a condition. He restated that this is an infill project and that the existing condition should not prevent the developer from constructing a sign that otherwise complies with all sign regulations. He said the condition of the approval should be that the new Ridge Road sign complies with all other existing sign regulations.

Mr. James Boutchyard and Mr. Robert Fiester spoke in favor of the request.

No one present spoke in opposition to the variance.

- MOTION: Mr. Cloninger motioned to approve the variance as recommended by staff with condition that the new Ridge Road sign complies with all other existing sign regulations.
- SECOND: German  
 VOTE: 4-0-1-0  
 AYES: Cloninger, German, McGinity, Williams  
 NAYS: None  
 ABSENT: McNabb  
 ABSTAIN: None

Motion carried.

#### IV. OTHER BUSINESS

Board Members' comments.

#### V. ADJOURNMENT

The Board adjourned by mutual agreement at 6:11 p. m.

Minutes prepared by Tuyen La on February 19, 2016.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jim Parker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jim Parker  
Zoning Manager  
Planning, Zoning and Development Department