



Minutes

May 26, 2016
Alexandria, Louisiana

The Board of Adjustments and Appeals (BAA) met in the Council Chambers at 4:00 P.M., November 9, 2015 pursuant to requests for a “SPECIAL EXCEPTION”.

PRESENT: Mr. Mike Bordelon
Mr. Jack Hodges
Mr. Bryon Salazar

Freddie Mathews, Administrative Assistant
Hershel Lonidier, Planner
Robert Bussey, Legal Council
Jill Brittain, Zoning Analyst

The acting Chairperson, Mr. Mike Bordelon, opened the meeting at 4:05 PM. Roll call was taken by Freddie Mathews and announced a quorum. Mr. Bordelon proceeded with explaining the rules of procedure for the public hearing. The applicant or their assigned representative must give their name and address and explain the request. Mr. Bordelon read item #1 and asked the applicant to come forward and state their name and address.

ITEM #1 The application of Union Park LLC, represented herein by Clay S. Cooper, requesting a Variance to be out of compliance with the City Code Section 28-4.8.1.H.1 Setbacks, allowing for the placement of two manufactured homes, each 76 feet in length, within the 25 foot setback sited in this Section. The property is located at 4307 Louisiana Highway 1, Alexandria, Rapides Parish, Louisiana and is within the zoning district zoned as “MHP”, Mobile Home Park District.

Mr. John Munsterman, 5501 A John Eskew Drive representing Mr. Clay S. Cooper stated the application being made by Union Park, LLC is owned by Mr. Brian Bain. Mr. Cooper and I own Union Mobile Home Park who and have leased the property to Mr. Bain’s Company who wishes to move two new manufactured homes to this property. The two trailers being moved in will encroach the 25’ buffer somewhere between three and four feet according to John Jordan, (Land Surveyor in the Engineering Department). Union Park is requesting a variance allowing the

placement of these homes. There is a natural buffer in the tree line within the 25' buffer zone separating this property from the property that joins it in the back owned by Bobby Sealy. We spoke with her mother and her sister about the variance, and went over the documentation. They had objection to the Variance request. The 25' buffer and the tree line was enough.

Mr. Bordelon asked if utilities connections in the park are available for additional homes. Mr. Munsterman stated when the park was initially constructed utilities were provided for the additional homes, but were not place in the park at that time. We bought the park and leased all the lots in the park to Mr. Bain; he is trying to fill it up now. There are 27 total lots with seven new homes to be brought in. Mr. Bordelon asked who owns the homes now. Mr. Munsterman stated Mr. Cooper owns the homes now. Mr. Bordelon asked would an option be a smaller home. If you put a smaller home do you feel it would conform to the other improvements to the park, all of them are fairly nice. Mr. Munsterman stated that would be a possibility. I think he is trying to keep them all the same, if you start reducing the size of the home, you would have to reduce the rent. Mr. Valentine, who owns the property fronting Bolton Avenue, did not object to the variance. Mr. Balentine was glad to have the improvements; he did not like the area when it was run down.

Mr. Salazar is the exception going to be specific to just two lots.

Mr. Munsterman stated yes.

Mr. Bordelon asked if anyone present is in opposition. Let the record reflect there was no opposition.

Mr. Hodges made a motion to approve the requested variance and was seconded by Mr. Salazar. All in favor to approve the requested Variance.

Mr. Bordelon recognized Mr. Arthur Allen for his years of service and his heart into serving. I don't think he missed any meetings and he was here till the end. I think everyone here and in the City was fortunate to have him serve on the board.

Mr. Bordelon requested approval of the previous minutes. Mr. Bussey noted spelling errors need to be corrected. Minutes to be signed with corrections. Mr. Hodges made a motion to approve the minutes and was seconded by Mr. Salazar. All in favor to approve the Variance.

Motion to adjourn by Mr. Salazar and was seconded by Mr. Hodges at 4:19 P. M.

Chairman, Mike Bordelon