

BENTON-PARISH BOARD OF ADJUSTMENTS

MINUTES

Thursday, February 12, 2015 – 7:00 P.M.
Town Council Chambers – Benton Town Hall
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Michael Acurio
Jim Morris
Fred Rankin
Bob Sykes

OTHERS PRESENT

Gary Johnson
Tommy Burton

MEMBERS ABSENT

Doyle Adams

Jim Morris, Vice Chairman, called the meeting to order,

(A) Carlotta Askew - Brown, Assistant Director called the roll and stated a quorum was present.

(B) Variance

1. The application of Gary Johnson for an 8' Front Yard and 18' Rear Yard Variance. Being Lot 2 of Arrick Subdivision located in Section 32, Township 20 North, Range 13 West on the north side of Old Bellevue Road approximately 250' east of Palmetto Road, Benton, LA.

The applicant, Gary Johnson was present to answer questions.

Mr. Johnson explained that he is trying to build a home for his 72 year old mother whom has lived in Benton all her life and does not want to be placed in a retirement home. The proposed home will be located beside her sister and across the street from her brother.

Mr. Rankin asked about the size of one of the bedrooms.

Mr. Johnson stated that his mother will use it for an exercise room or whatever her needs require.

Mr. Rankin asked if your mother passes, what will become of this home? Will you make it a rent home?

Mr. Johnson replied yes and/or his brother or sister could possibly want to live there.

Mr. Rankin stated that he didn't know what else he could do with the lot. He asked the applicant if he purchased the lot?

Mr. Johnson replied that they purchased the lot 30 years ago and it has been in the family since then. It was previously the old dumping ground road and was not in the City limits. It was later annexed into the City and they have had it since then.

Mr. Rankin asked about the mobile home between him and the street.

Mr. Johnson replied that that mobile home belongs to his aunt.

Mr. Morris asked if his uncle was Charlie across the street?

Mr. Johnson replied that his uncle Tommie lives across the street and that his grandfather Charlie stays down the street.

Mr. Acurio asked if the entire lot was 2500 square feet?

Mr. Johnson replied yes and that this was the smallest house he could find to put on this lot.

Mr. Acurio asked if this was the reason the lot wasn't zoned?

Sam Marsiglia, Executive Director responded that this is an existing parcel and has been for decades.

Mr. Acurio stated that this lot is too small to build on and that if the applicant didn't build on it, it would be a worthless piece of property.

Mr. Johnson agreed and stated that he would just keep paying taxes on it.

Mr. Sykes asked if the applicant has looked into a different or a smaller type of home?

Mr. Johnson stated that he has looked into other options but wanted to keep the current size of the home just in case he and his wife want to stay there with his mother.

Mr. Morris asked for any other comments.

Hearing none, Mr. Morris called for a motion. Mr. Rankin made a motion to approve the application. Mr. Acurio seconded that motion.

Motion passes unanimously.

(C) Special Exception Use

2. The application of Tommy L. Burton requesting Special Exception Use approval to place a 32 x 80 manufactured home at 515 Hwy 162 on a 1.103 acre tract of land located in Section 29, Township 20 North, Range 13 West Bossier Parish, Louisiana.

Mr. Burton, the applicant was present to answer any questions.

Mr. Morris asked if there was an existing manufactured home on this property?

Mr. Burton answered yes and it has been moved off for about 10 years and that the new manufactured home will be in a different location.

Mr. Rankin asked that since the existing house is close to the street, the new home would be well in the back?

Mr. Burton stated that it would and that he would eventually tear down the existing house while salvaging the wood and other antiquated items from it.

Mr. Sykes stated that he had safety concerns about the existing 100 year old house.

Mr. Burton stated that once he's finished salvaging the wood that the remainder of the house would be torn down and burned. He also stated that he has moved his mother from Tennessee and that he needs more room and bathrooms.

Mr. Sykes asked if the applicant needs the entire year for salvaging?

Mr. Burton stated that he wanted to allow enough time for unsuspected problems and delays. He also stated that after a year's time that the home would be gone and landscaped over.

Mr. Morris called for a motion. Mr. Acurio made the motion. Mr. Rankin seconded the motion.

Motion passes unanimously.

REGULAR MEETING

1. Approval of Minutes

- Mr. Sykes stated that the July 17, 2014 minutes are incorrect and that they had him stated as present and absent. Mr. Sykes stated that he was indeed present.
- Mr. Sykes made a motion to approve the minutes as noted. Mr. Rankin seconded that motion. Motion carried unanimously.
- Mr. Sykes made a motion to pass the October 16, 2014 minutes. Mr. Acurio seconded that motion. Motion carried unanimously.

2. Old Business

No old business.

3. New Business

Mr. Marsiglia stated that Nancy Penwell may be joining the Board of Adjustments.

4. Adjourn



Mr. Doyle Adams, Chairman

Chairman: Mr. Doyle Adams

Vice Chairman: Mr. Jim Morris