

BENTON-PARISH BOARD OF ADJUSTMENTS

MINUTES

Thursday, April 16, 2015 - 7:00 P.M.
Town Council Chambers - Benton Town Hall
105 Sibley Street, Benton, Louisiana

MEMBERS PRESENT

Doyle Adams
Nancy Penwell
Fred Rankin
Michael Acurio
Jim Morris

OTHERS PRESENT

Mike Morgan
Greg Williams

MEMBERS ABSENT

None

Doyle Adams, 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 Morgan Builders to request a 5' rear yard variance for a new residence on Lot 39 of Jamestown Subdivision Unit 1. (200 Roanoke Circle) Bossier Parish, LA.

The applicant Michael Morgan was present to answer questions.

Mr. Morgan stated that he has the corner lot that's fronting numerous streets. The house is clipping the rear and encroaching on the setback. The house the buyer wants cannot face the boulevard and has to front Roanoke Circle and he needs a 5' rear yard variance.

Mr. Adams asked if the setback was an error on the plot?

Mr. Williams stated that it was indeed an error by the engineer. The way the lot is set up, makes it nearly impossible to put any size house on the lot. It's better to have the variance on the rear rather than the front due to the line of sight. The only other option would be to construct a very small two story home.

Mr. Rankin asked if Kurt Nixon stamped the plat?

Mr. Williams stated that yes Kurt Nixon stamped the plat and that in hindsight the road should of curved more but there is a bayou that limits future development.

Mr. Acurio asked if they had started the foundation yet?

Mr. Morgan stated that dirt work has been started out of convenience.

Mrs. Penwell asked if Newport Lane would connect to any other road that the Parish would be constructing?

Mr. Williams answered no and that it would be another cul-de-sac that would duplicate what's in the existing unit.

Mrs. Penwell asked if this house conforms to the rest of the houses that are existing in the subdivision?

Mr. Williams said yes and that they have built this exact same house before in this subdivision.

Mr. Adams called for any additional questions or comments from the Board and the public.

Hearing non, Mr. Morris made the motion to approve the application. Mr. Acurio seconded that motion.

Motion passes unanimously.

REGULAR MEETING

1. Approval of Minutes

Jim Morris stated that he was not present at the March 12, 2015 meeting.

2. Old Business

None

3. New Business

Election of Officers

- Chairman - Doyle Adams was elected unanimously.
- Vice Chairman - Fred Rankin was elected unanimously.

Discussion was held about including the prayer and pledge in the order of regular meetings.

4. Adjourn

A handwritten signature in cursive script that reads "Doyle Adams". The signature is written in black ink and is positioned above a horizontal line.

Mr. Doyle Adams, Chairman

Chairman: Mr. Doyle Adams

Vice Chairman: Mr. Jim Morris