

Mr. Gibbs: Next item on the agenda is PZHO-2015-02 requested by Anthony Ragusa for a home occupation – “Authentic Air, LLC” at 100 Cypress Lane, Destrehan. Zoning District R-1A. Council District 3. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. In 2008, the applicant obtained zoning compliance to operate “Authentic Air, LLC” as a home occupation at 107 Liza Court, Montz. The business operated there continuously since with no complaints or violations on file. In mid-2014, the applicant moved to 100 Cypress Lane, and home occupation permits are non-transferrable with regard to location/address or ownership.

The applicant maintains that the business will continue to operate as is always has:

1. There will be no customers in the home.
2. Materials will be ordered per job and/or stored off-site.
3. No signs advertising the business will be placed on the property.
4. The home will be used for office/paperwork only.

The completed application indicates the applicant understands and will abide by operational regulations for a home occupation. But we did receive calls from the neighborhood and we have other information that suggests that there are employees associated with the business. We’ve talked to the applicant about that and we want to reserve our recommendation until he comes up and states how he plans to operate the business and deal with the problem of employees who maybe actually working from the home.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZHO-2015-02 anyone in the audience care to speak in favor or against? State your name and address please.

Anthony Ragusa, 100 Cypress Lane. I did run my business since 2008 from my previous home. I do have employees that meet at job sites. I have a brother in law that works for me who will bring my son home from school, he does come over sometimes in the afternoon, he has a company truck. I have a lady that works for me, she’s a nanny who comes to the house to watch the kids, she will answer the phone, but for the most part she’s there. If me or my wife has to go somewhere she can take the kids, she also takes my son to school. Other than that everything is delivered to the job.

Mr. Gibbs: Mr. Ragusa, the Commission can’t enforce covenants and restrictions, the covenants of Cypress Cove specifically states that there are no home occupations.

Mr. Ragusa: It specifically state that where customers come to them.

Mr. Gibbs: It states that as well, but it specifically state no home occupations in that subdivision. I’m just pointing that out, it’s not something that we can enforce.

Mr. Ragusa: If you look at it though it specifically says that in reference going back to that statement.

Mr. Gibbs: I guess the other challenge I have is I received several calls from the neighbors who had a lot of resistance towards this specific to possibility of trucks, your work trucks, employees coming to the house, which are all obviously forbidden anyway. They just basically stated that they didn’t want to have any people in the neighborhood to have home occupations. They expressed their resistance.

Mr. Booth: If I understand it, the trucks that are going to be there are your truck and your brother in law happens to have a truck but he does personal family things for you.

Mr. Ragusa: Yes he may come after work or he may bring my kid to or from school.

Mr. Booth: So having a couple of trucks there is more of a personal family issue and it’s not a business issue. I understand.

Mr. Gibbs: Any other questions or concerns?

Mr. Frangella: As far as paying people or anything they have to fill out as far as forms you bring that to them off site? They don’t come to the house?

Mr. Ragusa: Yes I bring it off site every two weeks.

Mr. Gibbs: Any other questions? Thank you Mr. Ragusa. This is a public hearing for PZHO-2015-02 is there anyone else in the audience care to speak in favor or against? State your name and address please.

My name is Dawn Blanchard, 101 Cypress Lane which is directly across the street from Mr. Ragusa. I'm going to ask you to please deny this permit #1 reason is that our covenant states no home occupation permits are to be granted. My husband works out of the house, if he gets a permit, we're going to come and request my husband's office to be worked out of his house and then other gentlemen or ladies in our neighborhood will do the same thing. We can't have this amount of traffic in and out of our neighborhood, it's 2 streets, Cove and Cypress. Between the two streets there are 37 children that live back there. We cannot have the extra traffic. He does have equipment that's on his truck, he does have another white truck that was parked directly across the street from my house the other day which was almost impossible to get into my driveway which was full of air conditioning equipment. Trash, which we have no idea what's in it, because it's big black bags. Employees, there is one that drives a small car, I've seen it recently parked on Cove, which is opposite of me and then I guess the two ladies he was talking about, they would park directly across the street from me. In addition also are the chemicals. Air conditioner and heating companies they have chemical, they have Freon, they have the big round container barrel things that sit out. We don't need that in our neighborhood. The reason I moved there and it was because I knew one reason that no company was going to be in our neighborhood. It's two small streets neighborhood and we don't need that. We don't need the extra traffic and it's just not fair to all the other neighbors who have companies, everybody back there has a company and they run it out of an office, off site from their home, not from their home. They leave their house in the morning, they go to their office, they return back to their house in the evening. None of the other people back there have an office in their house. They all have an office off their residence.

Mr. Gibbs: I think we got your point.

Ms. Blanchard: Thank you.

Mr. Gibbs: Thank you. This is a public hearing for PZHO-2015-02 anybody else in the audience care to speak in favor or against? Any other comments? Cast your vote please.

YEAS: None

NAYS: Loupe, Gibbs, Booth, Frangella, Galliano

ABSENT: Pierre, Foster

Mr. Gibbs: That fails unanimously. Mr. Ragusa this is still going to the Parish Council. We are a recommending body, we don't make the final decision, the Parish Council does.

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