

Mr. Gibbs: First item on the agenda is PZHO-2015-03 requested by Elizabeth Trimble for a home occupation – “King’s Men Ent. LLC” – Electrical Contracting and Service at 109 Gassen St., Luling. Zoning District R-1A. Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicant wishes to use her residence to relocate a home-based electrical contractor that was registered with the Louisiana Secretary of State in 2006. The business has held Louisiana contractors’ license #48661 since 2007 and has been domiciled in New Orleans East since 2011.

The applicant has been advised of all the operational regulations and indicates the business will operate accordingly. The applicant also has been advised that zoning compliance for a home occupation does not negate any restrictive covenants.

The site has been renovated over time such that it does not provide the required two parking stalls for a single-family use. This area of Gassen Street was developed in 1953. The road is a 50’ right of way built with asphalt paving at grade (no curb) and narrow sidewalks on each side of the street. The neighborhood is characterized by 50’ x 105’ lots built with 1,000-1,200 sq. ft. houses as close as 12’ to their front property line. Parking on the right of way—either on the asphalt or on the drainage area between the sidewalks—is common in the area because many of the garages and carports in the neighborhood have been converted to living space. While the property does not meet provide two off-street parking stalls, this condition has existed not only at this property but on most lots in the neighborhood for some time. Permitting the requested home occupation should not cause excessive traffic or parking congestion in the neighborhood.

The proposed business meets the general parameters of the home occupation regulations so we recommend approval.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZHO-2015-03. Is there anyone in the audience that would care to speak in favor or against? Is the applicant here?

Elizabeth Trimble, 109 Gassen St., Luling, La. My husband has a business, an electrical contractor, I’m a partner and I don’t actually do anything in the business, he does all the occupation. It’s a small business, he’s semi-retired.

Mr. Gibbs: Any questions? Thank you Ms. Trimble. This is a public hearing for PZHO-2015-03 is anyone else that would care to speak in favor or against? Seeing none, cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella, Galliano
NAYS: None
ABSENT: Foster

That passes unanimously. Ms. Trimble this will go to the Council on March 16th and good luck.