

**AGENDA**  
**CITY OF CENTRAL BOARD OF ADJUSTMENT**  
**Thursday, December 15, 2022, 5:00 PM**  
**Kristenwood Meeting Facility**  
**14025 Greenwell Springs Road, Central, LA 70739**

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (November 17, 2022 Meeting)**

**PUBLIC HEARING CASES (OLD BUSINESS):**

None

**PUBLIC HEARING CASES (NEW BUSINESS):**

6. **BOA-37-22** This property is [located](#) at 18625 Greenwell Springs Road on Tract A-2 of the F. E. Morgan Property which is on the west side of Greenwell Springs Road south of the Magnolia Bridge intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 5.0](#) of the Zoning Code in the R3 (Single Family Residential Three) Zoning District. The subject property has maximum density of 8 units per acre or 4 residential units. The applicant requests an additional duplex which would bring 5 residential units to the subject property which is 1 above the maximum density (Applicant: Brandon Dodson)
7. **BOA-31-22** This property is [located](#) at 18625 Greenwell Springs Road on Tract A-2 of the F. E. Morgan Property which is on the west side of Greenwell Springs Road south of the Magnolia Bridge intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 5.3 B \(1\)](#) of the Zoning Code in the R3 (Single Family Residential Three) Zoning District. The applicant requests a reduced rear yard setback versus the required 30-foot setback for a proposed duplex. (Applicant: Brandon Dodson)
8. **BOA-36-22** This property is [located](#) at 9550 Hooper Road on Lot 1 of Winchester Subdivision which is at the southeast corner of the Hooper Road and Shady Bluff Drive intersection in Section 11, 14, and 80, T6S, R1E, GLD, EBR, LA. The applicant is requesting variances of [Sections 211](#) and [213](#) of the Corridor Overlay District regarding required roof type and column materials, respectively. The applicant proposes a metal roof and steel columns for a patio addition to an existing restaurant. (Applicant: Michael Davidson)

**OTHER BUSINESS**

9. **Announcements**
10. **Adjourn**