

The minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with audio for our records. In the event these minutes are ever in question or controversy, the audio archive shall be used to determine the actual item or action taken by individuals present at this meeting.

**MINUTES**  
**CITY OF CENTRAL BOARD OF ADJUSTMENT**  
**Thursday, November 18, 2021 5:00 PM**  
**Kristenwood Meeting Facility**  
**14025 Greenwell Springs Road, Central, LA 70739**

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, November 18, 2021.

**1. Call to Order**

*The meeting was called to order by Mr. Bryan Costello at 5:00 p.m.*

**2. Invocation and Pledge of Allegiance**

**3. Roll Call**

*Members present: Bryan Costello, Matt Englade, John Paul Mouton, and Cedric Patton  
Member absent: Donnie Fuslier*

**4. Recitation of Rules**

**5. Adoption of the 2022 BOA Calendar**

*Mr. Costello moved to approve the 2022 BOA Calendar. The motion was seconded by Mr. Englade. Public comment: None. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 1 absent (Mr. Fuslier). Motion passed.*

**6. Approval of Minutes (October 28, 2021 Meeting)**

*A motion to approve the October 28, 2021 minutes was made by Mr. Englade, seconded by Mr. Patton. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 1 absent (Mr. Fuslier). Motion passed.*

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

- 7. BOA-18-21 (This case is deferred until the December 16<sup>th</sup> Meeting)** This property is [located](#) at 11187 Village Green Drive of the Northwoods Subdivision which is on the west side of Village Green Drive near the Lawnside Avenue intersections in Sections 37, T6S R2E, GLD, EBR, LA. The applicant is requesting variances of the side yard setback and lot coverage requirements as stated in [Section 4.3 B & C](#) of the Zoning Code in the **R2 (Single Family Residential Two) Zoning District**. The applicant requests a side yard setback of 3 feet as opposed to the required 7.5 foot setback and a variance to exceed the maximum lot coverage for an existing covered additions to a residence. (Applicant: Cheryl Fontenot)
- 8. BOA-21-21 (This case has been withdrawn)** This property is [located](#) at 17421 Lake Vista Drive which is on the north side of Lake Vista Drive between the Landmor and Lakeside Drive intersections on Lot 48 of the Bellingrath Lakes Subdivision First Filing in Section 37, T6S, R2E, GLD, EBR, LA. The

applicant is requesting a variance of the side yard setback requirements as stated in [Section 3.3B \(3\)](#) of the Zoning Code in the **R1 (Single Family Residential One) Zoning District**. The applicant requests a side yard of 5 feet as opposed to the required 12.5-foot setback for a new home. (Applicant: Kentrall Plain)

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

9. [BOA-24-21](#) (This is a Companion Case to [SS-26-21](#)) This property is located on the west side of Greenwell Springs Road south of the Magnolia Bridge Road intersection in Section 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting variances of the minimum lot width and area as stated in [Section 12.3 A](#) of the Zoning Code in the **RA (Rural Agricultural) Zoning District**. The applicant requests a lot width of 56.87 feet as opposed to 150 ft and an area of .88 acres versus the 1 acre minimum lot area. (Applicant: Todd Harris)

*Mr. Costello moved to recommend denial of this item. The motion was seconded by Mr. Patton. Public comment: None. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 1 nay (Mr. Mouton), 1 absent (Mr. Fuslier). Motion passed.*

**10. Announcements**

*Mr. Englade announced that he attended training two weeks ago.*

**11. Adjourn**

*BOA adjourned 5:13 p.m.*