

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, August 27, 2020

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, August 27, 2020 at 5:00 pm at the **Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, LA 70739.**

1. Call to Order

The meeting was called to order by Mr. Bryan Costello at 5:00 pm.

2. Roll Call

Members present: Bryan Costello, Matt Englade, John Paul Mouton, and Cedric Patton

Members absent: None

Also present: Woodrow Muhammad AICP and Debbie Mouton, City of Central Staff

3. Invocation and Pledge of Allegiance

4. Recitation of Rules

5. Approval of Minutes from July 30, 2020 Meeting

A motion to approve the July 30, 2020 Minutes was made by Mr. Matt Englade, seconded by Mr. Bryan Costello. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, Patton), 0 nays, 0 absent. Motion passed.

PUBLIC HEARING CASES (OLD BUSINESS): None

6. Nomination of Chairman and Vice Chairman

Mr. Matt Englade nominated Mr. Bryan Costello as Chairman of the Board of Adjustment. The nomination was seconded by Mr. John Paul Mouton. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton). Mr. Bryan Costello will serve as Chairman of the Board of Adjustment.

Mr. John Paul Mouton nominated Mr. Matt Englade as Vice Chairman of the Board of Adjustment. The nomination was seconded by Mr. Bryan Costello. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton). Mr. Matt Englade will serve as Vice Chairman of the Board of Adjustment.

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

7. **BOA-13-20** This property is [located](#) at 18022 Magnolia Bend Road which is on the south side of Magnolia Bend Road near the Greenwell Springs Highway intersection. The applicant requests the Board of Adjustment to grant a variance of [Sections 3.3 B \(2\) & 3.3 C](#) of the **Comprehensive Zoning Code** which states that the rear yard setback is 30 feet, the maximum lot coverage is 50 percent and the rear yard coverage is 30 percent. The applicant is requesting the rear yard setback be reduced to 7.5 feet. (Applicant: Kevin LeBaron)

Commission Action (August 27, 2020): Mr. Bryan Costello moved to approve the rear setback of 7.5 feet. The motion was seconded by Mr. Matt Englade. Public comment: Ray Simoneaux. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

Mr. Matt Englade moved to approve the variance for the maximum yard coverage. The motion was seconded by Mr. John Paul Mouton. Public comment: Ray Simoneaux) Vote: 3 yeas (Messrs: Englade, Mouton, and Patton), 1 nay (Mr. Costello), 0 absent. Motion passed.

Mr. Matt Englade moved to approve the variance for the rear yard coverage. The motion was seconded by Mr. John Paul Mouton. Public comment: Ray Simoneaux. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

8. **BOA-21-20** This property is [located](#) at 9176 Willow Creek Drive which is located on Tract X of the former Allie Maye Kennard Property that is located at the end Willow Creek Drive. The applicant requests the Board of Adjustment to grant a variance of the [Section 12.3 B \(2\)](#) of the **Comprehensive Zoning Code** which requires a 25 foot side yard setback in the **(RA) Rural/Agricultural Zoning District** instead of a 17-foot side yard setback as proposed. (Applicant: Mark Estare)

Commission Action (August 27, 2020): Mr. Matt Englade moved to approve the 17-foot side yard setback as proposed. The motion was seconded by Mr. Bryan Costello. Public comment: Mr. Mark Estare. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

9. **BOA-22-20** This property is [located](#) at 12250 Sullivan Road which is on the east side of Sullivan Road south of the Ouachita Avenue intersection within Jackson Park. The applicant requests the Board of Adjustment to grant a variance to [Sections 205 \(5\) & \(6\) and 209 A.4](#) of the **Design Standards in Overlay Districts** regarding depth changes in road facing walls, roofs, parapets and prohibited exterior finish materials. (Applicant: Wes Wilkinson, BREC)

Commission Action (August 27, 2020): Mr. Matt Englade moved to approve the variance to Section 209 A.4 regarding materials. The motion was seconded by Mr. John Paul Mouton. Public comment: Wes Wilkinson, BREC. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

Mr. Matt Englade moved to approve the variance to Sections 205 (5) & (6) regarding setback. The motion was seconded by Mr. John Paul Mouton. Public comment: Wes Wilkinson, BREC. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

10. Announcements

None.

11. Adjourn

Mr. Costello moved to adjourn the meeting. The motion was seconded by Mr. Mouton. The meeting was adjourned at 5:32 pm.

Bryan Costello – Chairman