

**AGENDA**  
**CITY OF CENTRAL BOARD OF ADJUSTMENT**  
**Thursday, November 18, 2021 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. **Adoption of the 2022 BOA Calendar**
6. **Approval of Minutes (October 28, 2021, Meeting)**

**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 **BOA-21-21 (This case has been withdrawn)** This property is [located](#) at 17421 Lake Vista Drive which is on the north side of Lake Vista Drive between the Landmor and Lakeside Drive intersections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)
10. **Announcements**
11. **Adjourn**