

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, June 24, 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, June 24, 2021.

1. Call to Order

The meeting was called to order by Mr. Bryan Costello at 5:03 p.m.

2. Invocation and Pledge of Allegiance

3. Roll Call

Members present: Bryan Costello, Donnie Fuslier, John Paul Mouton and Cedric Patton

Member absent: Matt Englade

4. Recitation of Rules

5. Approval of Minutes (May 27, 2021 Meeting)

A motion to approve the May 27, 2021 minutes was made by Mr. Fuslier, seconded by Mr. Patton. Vote: 4 yeas (Messrs: Costello, Fuslier, Mouton, and Patton), 0 nays, 1 absent (Mr. Englade). Motion passed.

PUBLIC HEARING CASES (OLD BUSINESS):

- 6. BOA-11-21** This property is [located](#) at 20015 Greenwell Springs Road which is on the east side of Greenwell Springs Road north of the Wax Road intersection in Section 37, T6S R2E, GLD, EBR, LA. The applicant requests a variance of [Section 12.3 B.2](#). which requires a side yard setback of 25 feet in the **RA (Rural Agricultural) Zoning District**. The applicant requests a 20 foot side yard setback for a portable building. (Applicant: Stacy Chaffee) **Deferred from the May 27, 2021 Meeting.**

This case was deferred.

- 7. BOA-12-21** This property is [located](#) on the north side of Greenwell Springs Road near the Morgan Road intersection in Sections 15 & 44 T6S R2E, GLD, EBR, LA. The applicant is requesting a variance of the minimum lot width in [Section 12.3 A 2](#) for single family residential land use in the **R/A (Rural/Agricultural) Zoning District**. The applicant requests lot widths of 121 and/or 131 feet for 4 lots versus 150 feet as required. (Applicant: Jeffrey Diamond, PLS) **Deferred from the May 27, 2021 Meeting.**

This case was withdrawn.

PUBLIC HEARING CASES (NEW BUSINESS):

8. **BOA-13-21** This property is [located](#) at 16942 Ashton Avenue of the Cedar Mill Run Subdivision which is near the west end of Ashton Avenue across from the Harvest Drive intersection in Section 37 T6S R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 4.3 B \(3\)](#) of the Zoning Code which requires a side yard setback the greater of seven and one-half feet or ten percent of the lot width in the **R2 (Single Family Residential Two) Zoning District**. The applicant requests a side yard setback of 1 foot for a proposed RV carport. (Applicant: Patricia Landreneau)

Mr. Patton moved to approve this item. The Motion was seconded by Mr. Fuslier on the basis of the hardship of the way the home was built and the pre-existing wooden fence would make it impossible to park the RV in the backyard and comply with the Ordinance and it will not impede on drainage in the area. Public comment: None. Vote: 4 yeas (Messrs: Costello, Fuslier, Mouton, and Patton), 0 nays, 1 absent (Mr. Englade). Motion passed.

9. **BOA-14-21** These properties are [located](#) on the east side of Hubbs Road north of the Denham Road intersection in Sections 37, T5S R2E, GLD, EBR, LA. The applicant is requesting a variance of the minimum area requirement as stated in [Section 12.3](#) of the Zoning Code in the **R/A (Rural/Agricultural) Zoning District** in conjunction with an exchange of property (**EOP-5-21**). (Applicant: Linda Black)

Mr. Fuslier moved to approve this item on the basis that this is a basic housekeeping item and the land is already fenced off. The motion was seconded by Mr. Patton. Public comment: Cindy Huckabee. Vote: 4 yeas (Messrs: Costello, Fuslier, Mouton, and Patton), 0 nays, 1 absent (Mr. Englade). Motion passed.

10. Announcements

None

11. Adjourn

BOA adjourned 5:15 p.m.