

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 26 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, August 26, 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, Donnie Fuslier, and John Paul Mouton
Member absent: Cedric Patton*

4. Recitation of Rules

5. Approval of Minutes (July 22, 2021 Meeting)

A motion to approve the July 22, 2021 minutes was made by Mr. Fuslier, seconded by Mr. Mouton. Vote: 4 yeas (Messrs: Costello, Englade, Fuslier, and Mouton), 0 nays, 1 absent (Mr. Patton). 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)

Commission Action (August 26, 2021): *Mr. Englade moved to approve this item based on the building is already closer to the house than the property line and would encroach on the house. The motion was seconded by Mr. Costello. Public comment: None. Vote: 3 yeas (Messrs: Costello, Englade, and Mouton), 1 nay (Mr. Fuslier), 1 absent (Mr. Patton). Motion passed.*

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. BOA-18-21** ***This case is deferred by the Applicant and Staff.*** 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 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 variance to exceed the maximum lot coverage for an existing covered additions to a residence. (Applicant: Cheryl Fontenot)

8. [BOA-19-21](#) This property is [located](#) at 11413 Wintergreen Drive on Lot 65 of the Plantation Way 3rd Filing Subdivision in Section 13 T5S R1E, GLD, EBR, LA. The applicant is requesting a variance of the side yard setback requirement as stated in [Section 3.3 B. 3](#). of the Zoning Code in the R1 (Single Family Residential One) Zoning District. The applicant requests a side yard of 6 feet as opposed to the required 12.5-foot setback for a proposed accessory structure. (Applicant: Brian Skelton)

Commission Action (August 26, 2021): *Mr. Englade moved to approve this item based on the obstruction as stated. The motion was seconded by Mr. Fuslier. Public comment: None. Vote: 4 yeas (Messrs: Costello, Englade, Fuslier, and Mouton), 0 nays, 1 absent (Mr. Patton). Motion passed.*

10. **Announcements**

Mr. Woodrow Muhammad announced that previous issues concerning case BOA-17-21 (Norway Pines) have been resolved.

11. **Adjourn**

BOA adjourned 5:25 p.m.