

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, July 22, 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, July 22, 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, Donnie Fuslier, John Paul Mouton and Cedric Patton
Member absent: Matt Englade*

4. Recitation of Rules

5. Approval of Minutes (June 24, 2021 Meeting)

A motion to approve the June 24, 2021 minutes was made by Mr. Fuslier, seconded by Mr. Mouton. 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) **This item has been deferred.**

PUBLIC HEARING CASES (NEW BUSINESS):

- 7. BOA-15-21** This property is [located](#) at 10010 Sullivan Road which is at the northeast corner of the Sullivan Road and Brent Avenue intersection in Section 37 T6S R2E, GLD, EBR, LA. The applicant is requesting a variance of the front yard setback as stated in [Section 8.3 of the Zoning Code](#) for an existing commercial use in the **B4 (General Commercial Business Four) Zoning District**. In addition, the applicant is requesting variances from the applicable standards of the Corridor Architectural Standards in Appendix G regarding roof, column, and other relative building materials. The applicant requests a setback of 6 feet versus 30 feet as required for a patio addition for an existing bar. (Applicant: William Waters)

Mr. Fuslier moved to approve the variance regarding the Corridor Architectural Standards with staff conditions and conditions to change the roofing material to metal, paint the columns, and provide landscaping. The motion was seconded by Mr. Mouton. Public comment: None. Vote: 3 yeas (Messrs: Costello, Fuslier, and Mouton), 1 nay (Mr. Patton), 1 absent (Mr. Englade). Motion passed.

Mr. Fuslier moved to approve the setback variance based on no detriment to public welfare and because of the covid restrictions placed on businesses. The motion was seconded by Mr. Costello. Public comment: None. Vote: 3 yeas (Messrs: Costello, Fuslier, and Mouton), 1 nay (Mr. Patton), 1 absent (Mr. Englade). Motion passed.

8. [BOA-16-21](#) This property is [located](#) at 4983 Woodstock Way Drive of the Woodstock Subdivision which is on the east side north of the Tugwell Lane intersection in Section 27 T6S R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 3.3 C](#) of the Zoning Code which requires a maximum lot coverage of 50 percent in the **R1 (Single Family Residential One) Zoning District**. The applicant requests an increase of the lot coverage to install a pool and patio decking. (Applicant: Dana Couvillon)

Mr. Patton moved to approve this item (750 sq. ft.) based on the percentage being small. The motion was seconded by Mr. Costello. Public comment: Cecil Raggio, Pete Firmin, Wade Evans, and Dave Freneaux. Vote: 3 yeas (Messrs: Costello, Mouton, and Patton), 1 nay (Mr. Fuslier), 1 absent (Mr. Englade). Motion passed.

9. [BOA-17-21](#) This property is [located](#) at 10714 Norway Pine Drive of the Northwoods Subdivision which is on the east side of Norway Pine Drive between the Fir and Basswood Avenue intersections in Sections 37, T6S R2E, GLD, EBR, LA. The applicant is requesting variances of the minimum front and side yard setback requirements as stated in [Section 3.3 B](#) of the Zoning Code in the **R1 (Single Family Residential One) Zoning District**. The applicant requests setbacks from 30 feet to 15 feet and 12.5 feet to 10 feet for the rear and side yards; respectively. (Applicant: Chris McMillin)

Mr. Fuslier moved to approve this item based on the lot size was created before the requirements were in place. The motion was seconded by Mr. Costello. Public comment: Anthony Spedale, Sharon Hudson, and Jamie Aguillard. Vote: 3 yeas (Messrs: Costello, Fuslier, and Patton), 1 nay (Mr. Mouton), 1 absent (Mr. Englade). Motion passed.

10. Announcements

None

11. Adjourn

BOA adjourned 5:52 p.m.