

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, March 26, 2015

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, March 26, 2015 at 5:00pm at the Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, Louisiana 70739 in regular session convened:

1. Call to Order

The meeting was called to order by the Chairman at 5:00pm.

2. Roll Call

Members present: Messrs: Neal Chollette, Bryan Costello, Donald Lovett, Ray Richard, Mike Stephens

Members absent: None

Also present: Messrs: David Barrow, Woodrow Muhammad, Matt Zyjewski, City of Central Staff

3. Recitation of Rules

4. Approval of Minutes from February 26, 2015

A motion to approve the February 26, 2015 Minutes was made by Mr. Neal Chollette, seconded by Mr. Ray Richard. There were no objections and the motion carried.

5. Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

6. BOA-26-14

12717 Hooper Road
Applicant: Russell Starkey

Lot 2-A-1, Levi A. Shaffet Property
B5

The applicant requests the Board of Adjustment to grant a variance of Section 16.2 F (3) of the Comprehensive Zoning Code. The applicant requests to reduce

the driveway width for commercial uses from 24 feet to 12 feet. The applicant proposes a business within an existing building in conjunction with a single family residence on a commercially zoned property.

Board Action:

A motion to approve BOA-26-14 was made by Mr. Mike Stephens, seconded by Mr. Neal Chollette. Vote: 4 yeas (Messrs: Chollette, Lovett, Richard, Stephens), 1 nay (Mr. Bryan Costello), 0 absent and the motion carried.

7. BOA-5-15

10551 McCullough Road
Applicant: Vern Raiford

Lot 6, E.L. Stockwell Estate
R/A

The applicant requests the Board of Adjustment to grant a variance of Section 19.2 (2) and 19.2 (5) of the Comprehensive Zoning Code which states that Accessory Dwelling Units "ADUs" shall only be permitted in rear yards and may not be greater than 1,000 square feet, respectively. The applicant proposes to retain an existing residential structure that is located in the side yard and is above 1,000 square feet. The applicant has proposed to remove the 1,079 square foot structure within a year.

Board Action:

A motion to deny BOA-5-15 was made by Mr. Mike Stephens, seconded by Mr. Donald Lovett. Vote: 5 yeas (Messrs: Chollette, Costello, Lovett, Richard, Stephens), 0 nays, 0 absent and the motion carried.

8. BOA-6-15

9517 Willow Creek Drive
Applicant: Christopher Sanches

Lot 16, Willow Creek Subdivision
R1

The applicant requests the Board of Adjustment to grant a variance of Section 2.2 D (4) of the Comprehensive Zoning Code which states that an accessory building cannot exceed 1,000 square feet. The applicant is requesting a 1,200 square foot storage building.

Board Action:

A motion to approve BOA-6-15 was made by Mr. Mike Stephens, seconded by Mr. Ray Richard. Vote: 5 yeas (Messrs: Chollette, Costello, Lovett, Richard, Stephens), 0 nays, 0 absent and the motion carried.

9. BOA-8-15

15255 Blackwater Road
Applicant: J.W. Gayle

Tract B-1-A-1, Gary Sanders Property
R/A

The applicant requests the Board of Adjustment to grant a variance of Section 2.2 D (4) of the Comprehensive Zoning Code which states that an accessory building cannot exceed 1,600 square feet in the R/A (Rural/Agricultural Zoning District). The applicant is requesting a 2,000 square foot storage building.

Board Action:

A motion to approve BOA-8-15 was made by Mr. Ray Richard, seconded by Mr. Mike Stephens. Vote: 5 yeas (Messrs: Chollette, Costello, Lovett, Richard, Stephens), 0 nays, 0 absent and the motion carried.

10. BOA-9-15

18213 Keystone Avenue
Applicant: Gene Broussard

Lot 41, Bellingrath Estates Subdivision
R1

The applicant requests the Board of Adjustment to grant a variance of Sections 19.2 (4) and 19.2 (5) of the Comprehensive Zoning Code which states that Accessory Dwelling Units "ADUs" must comply with required setbacks and may not be greater than 1,000 square feet, respectively. The applicant proposes to reduce the side yard from 8 feet to 3 feet and the rear yard from 25 feet to 18 feet. The applicant proposes a 1,196 square foot accessory dwelling unit.

Board Action:

A motion to approve the two requested setback variances, but to deny the square footage variance for case BOA-9-15 was made by Mr. Donald Lovett, seconded by Mr. Mike Stephens. Vote: 5 yeas (Messrs: Chollette, Costello, Lovett, Richard, Stephens), 0 nays, 0 absent and the motion carried.

11. BOA-10-15

15957 Frenchtown Road
Applicant: Kerry D'Antoni

Tract 2-B, Hilda T. Hofmeister Property
R/A

The applicant requests the Board of Adjustment to grant a variance of Section 2.2 D (4) of the Comprehensive Zoning Code which states that an accessory building cannot exceed 1,600 square feet. The applicant is requesting a 5,000 square foot storage building. The applicant also requests a variance of Section 12.3 B of the Comprehensive Zoning Code which requires a 25 foot side yard setback. The applicant request the side yard be reduced to 10 feet.

Board Action:

A motion to approve BOA-10-15 was made by Mr. Ray Richard, seconded by Mr. Donald Lovett. Vote: 5 yeas (Messrs: Chollette, Costello, Lovett, Richard, Stephens), 0 nays, 0 absent and the motion carried.

12. Announcements

13. Adjourn

The meeting was adjourned at 5:58 pm.

Ray Richard, Chairman