

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, April 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, April 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, Matt Englade, John Paul Mouton, and Cedric Patton
Member absent: None*

4. Recitation of Rules

5. Approval of Minutes (March 25, 2021 Meeting)

A motion to approve the March 25, 2021 minutes was made by Mr. Englade, seconded by Mr. Costello. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

6. [BOA-4-21](#) This property is [located](#) at 14529 Winslow Drive on Lot 69 of the Huntington Park Subdivision which is on the west side of Winslow Drive at the corner of the Burlington Avenue intersection in Section 37, T5S, R2E GLD, EBR, LA. The applicant request variances of [Section 4.3 \(B\) 2 & 4](#) of the **Zoning Code** which requires a 30 and 25 foot rear and side yard setbacks; respectively. The applicant requests a 4 and a 5-foot rear and side yard setback; respectively. (Applicant: Anthony Amedee)

Mr. Patton moved to deny this item based on no permit being pulled through the City. The motion was seconded by Mr. Costello. Public comment: Richard Odom, Dave Freneaux, and Barry Gass. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

7. [BOA-5-21](#) This property is [located](#) at 12142 Hooper Road which is on the south side of Hooper Road between Shoe Creek Drive to the east and Joor Road to the west in Section 6 and 7, T6S, R2E, GLD, EBR, LA. The applicant requests a variance of [Section 205 \(6\)](#) of Appendix G the **Design Standards**

in Overlay Districts which requires a height change of greater than 18 inches vertically at a minimum of 25 feet on center and other applicable standards. The applicant requests no vertical changes for a proposed office/commercial building. (Applicant: Danny Harper)

Mr. Patton moved to approve this item based on Mr. Harper has complied with all other provisions of the Code and because of the narrowness of the lot. The motion was seconded by Mr. Costello. Public comment: Dave Freneaux. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

8. **BOA-6-21** This property is [located](#) at 15026 Wilmington Drive on Lot 50 of the Sherrington Place First Filing Subdivision which is on the east side of Wilmington Drive south of the Russett Drive intersection in Section 21 T5S, R2E, GLD, EBR, LA. The applicant requests a variance of [Section 3.3 B \(2\)](#) of the **Zoning Code** which requires a rear yard of 30 feet in the **R1 (Single Family Residential One) Zoning District**. The applicant requests a 20-foot rear yard setback for an enclosed patio. (Applicant: James Bourgeois)

Mr. Costello moved to approve this item based on 1) Geometry of lot / wide canal in back which provides additional buffer, 2) his request is small and the adjoining properties are much greater than his property. The motion was seconded by Mr. Englade. Public comment: Lawrence Berdon. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

9. **BOA-7-21** This property is [located](#) at 14094 Lovett Road on Tract F-2 of the Wylie Buhler property which is on the south side of Lovett Road west of the Sullivan Road Intersection in Section 37, T6S, R2E GLD, EBR, LA. The applicant requests a variance of [Section 12.3 B \(2\)](#) of the **Zoning Code** which requires a side yard setback of 25 feet in the **R/A (Rural Agricultural) Zoning District**. The applicant requests a side yard setback of 20 feet for a proposed residence. (Applicant: Richard Murphy)

Mr. Englade moved to approve this item based on the Board had previously approved the lot width sizes. The motion was seconded by Mr. Mouton. Public comment: Jimmy DeLee and Dave Freneaux. Vote: 3 yeas (Messrs: Englade, Mouton, and Patton), 1 nay (Mr. Costello), 0 absent. Motion passed.

10. **BOA-8-21** This property is [located](#) at 25298 Old Greenwell Springs Road which is on the east side of Old Greenwell Springs Road near the Liberty Road intersection on Tract B-2-A-1-A of the former Clarence B. Stewart in Section 37 T5S, R2E, GLD, EBR, LA. The applicant requests a variance of [Section 12.3 B \(2\)](#) of the **Zoning Code** which requires a side yard setback of 25 feet in the **R/A (Rural Agricultural) Zoning District**. The applicant requests a side yard setback of 4 feet for a detached garage/shop. (Applicant: Bryan Belue)

Mr. Costello moved to approve this item based on the limitations on where the structure can be placed on the property, and drainage is not an issue everything drains to the west or downhill. The motion was seconded by Mr. Englade. Public comment: None. Vote: 4 yeas (Messrs: Costello, Englade, Mouton, and Patton), 0 nays, 0 absent. Motion passed.

11. Announcements

None

12. Adjourn

BOA adjourned 5:49 p.m.