

**AGENDA**  
**CITY OF CENTRAL BOARD OF ADJUSTMENT**  
**Thursday, March 23, 2023, 5:00 PM**  
**Kristenwood Meeting Facility**  
**14025 Greenwell Springs Road, Central, LA 70739**

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (February 26, 2023 Meeting)**

**PUBLIC HEARING CASES (OLD BUSINESS):**

6. **BOA-31-22** This property is located at 18625 Greenwell Springs Road on Tract A-1-C of the F. E. Morgan Property which is on the west side of Greenwell Springs Road south of the Magnolia Bridge intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of Section 5.3 B (1) of the Zoning Code in the R3 (Single Family Residential Three) Zoning District. The applicant requests a reduced side and rear yard setback (6.5 and 15 feet) versus the 12 and 25-foot setbacks; respectively, for a proposed duplex. (Applicant: Brandon Dodson) **This case was deferred from the December 15, 2022, meeting.**

**PUBLIC HEARING CASES (NEW BUSINESS):**

7. **BOA-2-23** This property is [located](#) at 15820 Denham Road on Tract D-1-A-4 of the El Ranchito Subdivision in Section 48 T5S R2E, GLD, EBR, LA. The applicant is requesting variances of the roof pitch requirement for residential structures and to locate a carriage house in the rear yard as stated in [Section 3.3 E](#) and [Section 19.2 \(2\)](#) of the Zoning Code; respectively, in the R1 (Single Family Residential One) Zoning District. The applicant requests to place an accessory dwelling unit in the front yard with a roof pitch less than 6 on 12. (Applicant: Penny Howard)
8. **BOA-3-23** This property is [located](#) at 13835 Marlin Avenue on Lot 42-A of the Huntley Place Subdivision 2<sup>nd</sup> Filing in Section 68 T6S R2E, GLD, EBR, LA. The applicant is requesting a variance of the rear yard setback requirement as stated in [Section 3.3 B \(2\)](#) of the Zoning Code in the R1 (Single Family Residential One) Zoning District. The applicant requests a rear yard of 15 feet versus the required 30-foot setback for a proposed accessory structure. (Applicant: Kyle Brinegar)
9. **BOA-4-23** This property is [located](#) at 9849 Blackwater Cove on Tract C-3A of the former Montelaro Property in Section 79 80 T6S R1E, GLD, EBR, LA. The applicant is requesting variances of Sections [19.2 \(5\)](#) and [2.2 D. 4.](#) of the Zoning Code in the RA (Rural/Agricultural) Zoning District. The applicant requests to locate accessory structures outside of the rear yard and to increase the allowable square footage of a proposed accessory dwelling unit from the maximum allowable of 1000 sq. ft. to 2000 sq. ft. (Applicant: Courtnai Hill)
10. **BOA-5-23** This property is [located](#) at 10571 Core Lane on Tract X-2A-1 of the J.M. Edwards Property in Section 36, T5S R1E, GLD, EBR, LA. The applicant is requesting a variance of [Section 12.3\(B\)\(2\)](#) of the Zoning Code to reduce the required side yard setback from 25 feet to 6 feet for a proposed barn. (Applicant: James Woods)

11. [BOA-6-23](#) This property is [located](#) at 12856 Solemn Oaks Avenue on Lot 21 of the Arbor Grove Subdivision in Section 31, T5S-R2E, GLD, EBR, LA. The applicant is requesting a variance of Section [4.3 \(B\)\(1\)](#) of the Zoning Code to reduce the required front yard setback from 15 feet to 14 feet for a single-family residence. (Applicant: Casey Patterson).

#### **OTHER BUSINESS**

12. **Announcements**
13. **Adjourn**