

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, October 28 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, October 28, 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 Cedric Patton

Member absent: John Paul Mouton

4. Recitation of Rules

5. Approval of Minutes (September 23, 2021 Meeting)

A motion to approve the September 23, 2021 minutes was made by Mr. Fuslier, seconded by Mr. Costello. Vote: 4 yeas (Messrs: Costello, Englade, Fuslier, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.

PUBLIC HEARING CASES (OLD BUSINESS):

- 6. [BOA-18-21](#)** 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 and lot coverage 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 a variance to exceed the maximum lot coverage for an existing covered additions to a residence. (Applicant: Cheryl Fontenot)

Commission Action (September 23, 2021): *Mr. Fuslier moved to defer this item. The motion was seconded by Mr. Costello. Public comment: Mr. Gardner. Vote: 4 yeas (Messrs: Costello Englade, Fuslier, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.*

Commission Action (October 28, 2021): *Mr. Fuslier moved to defer this item to the December 16, 2021 meeting. The motion was seconded by Mr. Costello. Public comment: None. Vote: 4 yeas (Messrs: Costello, Englade, Fuslier, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.*

PUBLIC HEARING CASES (NEW BUSINESS):

7. **BOA-20-21 This case has been withdrawn** This property is [located](#) at 11930 Greenwell Springs-Port Hudson Road which is on the south side of Greenwell Springs-Port Hudson Road west of the Joor Road intersection in Section 7, T5S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 2.2 C](#) of the Zoning Code to allow ground mounted solar panels as a permitted obstruction in the front yard. (Applicant: Caleb Hall)
8. **BOA-21-21** This property is [located](#) at 17421 Lake Vista Drive which is on the north side of Lake Vista Drive between the Landmor and Lakeside Drive intersections on Lot 48 of the Bellingrath Lakes Subdivision First Filing in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of the side yard setback requirements as stated in [Section 3.3B \(3\)](#) of the Zoning Code in the **R1 (Single Family Residential One) Zoning District**. The applicant requests a side yard of 5 feet as opposed to the required 12.5-foot setback for a new home. (Applicant: Kentrall Plain)

Commission Action (October 28, 2021): *Mr. Fuslier moved to defer this item to the November 18, 2021 meeting. The motion was seconded by Mr. Costello. Public comment: Mr. Thomas Boyd and Mr. Terry Thibodeaux. Vote: 4 yeas (Messrs: Costello, Englade, Fuslier, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.*

9. **BOA-22-21** This property is [located](#) at 7020 Donnybrook Avenue which is on the east side of Donnybrook Avenue between the Canter Court and Greenwell Springs Road intersections in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 2.2 C](#) of the Zoning Code to allow a garden arbor as a permitted obstruction in the front yard. (Applicant: Jason and Diana Kroll)

Commission Action (October 28, 2021): *Mr. Fuslier moved to approve this item based on a demonstrable hardship stated in this case. The motion was seconded by Mr. Patton. Public comment: Mr. Ryan Hill. Vote: 4 yeas (Messrs: Costello, Englade, Fuslier, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.*

10. **BOA-23-21** This property is [located](#) at 10554 Lovett Road which is on the west side of Lovett Road north of the Ridge Road intersection in Section 82, T6S, R1E, GLD, EBR, LA. The applicant is requesting a variance of the side yard setback as stated in [Section 12.3 B 2](#) of the Zoning Code in the **RA (Rural Agricultural) Zoning District**. The applicant requests a side yard of 22.5 as opposed to the required 25 feet side yard setback for an existing accessory structure. (Applicant: Travis Watson)

Commission Action (October 28, 2021): *Mr. Englade moved to approve this item. There was no second, motion failed. Mr. Fuslier moved to deny this item due to lack of hardship proven. The motion to deny was seconded by Mr. Costello. Public comment: None. Vote: 3 yeas (Messrs: Costello, Fuslier, and Patton), 1 nay (Mr. Englade), 1 absent (Mr. Mouton). Motion to deny passed.*

11. Announcements

Mr. Fuslier announced attendants present at the Saturday, October 23, 2021 Planning Commission and Board of Adjustment Training Workshop were Mr. Patton, Mr. Costello, and Mr. Fuslier.

12. Adjourn

BOA adjourned 5:38 p.m.