

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.

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**MINUTES**  
CITY OF CENTRAL BOARD OF ADJUSTMENT  
**Thursday, September 24, 2015**

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, September 24, 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 Vice-Chairman at 5:00pm.*

**2. Roll Call**

*Members present: Messrs: Neal Chollette, Donald Lovett, Mike Stephens*

*Members absent: Messrs: Brian Costello (absent at roll call, but arrived at 5:09pm) & Ray Richard*

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

**3. Recitation of Rules**

**4. Approval of Minutes from August 27, 2015**

*A motion to approve the August 27, 2015 Minutes was made by Mr. Neal Chollette, seconded by Mr. Mike Stephens. 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-23-15**

**10510 Joor Road**  
**Applicant: Stephen Whitlow**

**Lot B-1-B of M.Z. Morgan Property**  
**B5**

The applicant request the Board of Adjustment to grant a variance of **Ordinance 2013-22 Section 203** of the **Code of Ordinances** which states that no metal facades or flat roofs shall be allowed within the Corridor Overlay District. The applicant is proposing a metal modular structure with a flat roof.

**Board Action:**

*A motion to approve BOA-23-15 with a three (3) year time limit was made by Mr. Mike Stephens, seconded by Mr. Neal Chollette. Vote: 3 yeas (Messrs: Chollette, Lovett, Stephens), 0 nays, 2 absent (Messrs: Costello, Richard) and the motion carried.*

*\*\*\* Mr. Brian Costello entered the meeting at 5:09pm \*\*\**

**7. BOA-24-15**

**13392 Blackwater Road**  
**Applicant: Ted LeBlanc**

**Lot 12 of Ivy Q. Aucoin Property**  
**RA**

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 structure shall not exceed 1,600 square feet in the RA (Rural/Agricultural) Zoning District. The applicant is proposing a 3,600 square foot shop for storage.

**Board Action:**

*A motion to approve BOA-24-15 was made by Mr. Brian Costello, seconded by Mr. Mike Stephens. Vote: 4 yeas (Messrs: Chollette, Costello, Lovett, Stephens), 0 nays, 1 absent (Mr. Richard) and the motion carried.*

**8. BOA-25-15**

**7730 Droze Road**  
**Applicant: Jason Webb**

**Lot 3-C-1-A of B. Wright Property**  
**R1**

The applicant requests the Board of Adjustment to grant a variance of **Sections 2.2 D (4)** and **3.3 B (2)** of the **Comprehensive Zoning Code** which state that an accessory structure shall not exceed 1,000 square feet and that the principal structure shall have a 25 foot rear yard setback in the R1 (Single Family Residential One) Zoning District. The applicant is proposing a 1,500 square foot accessory structure and desires to reduce the rear yard setback to 15 feet.

**Board Action:**

*A motion to approve BOA-25-15 was made by Mr. Neal Chollette, seconded by Mr. Brian Costello. Vote: 4 yeas (Messrs: Chollette, Costello, Lovett, Stephens), 0 nays, 1 absent (Mr. Richard) and the motion carried.*

**9. BOA-26-15**

**15202 Ski Stone Drive**  
**Applicant: Johnny D. Johnson**

**Lot 11 Ski Stone Subdivision**  
**R1**

The applicant request the Board of Adjustment to grant a variance of **Section 2.2 D (4)** of the **Comprehensive Zoning Code** which states that an accessory structure

shall not exceed 1,000 square feet in the R1 (Single Family Residential One) Zoning District. The applicant is proposing a 2,000 square foot shop for storage.

**Board Action:**

*A motion to approve BOA-26-15 to allow a 3,600 sq. ft. accessory structure was made by Mr. Mike Stephens, seconded by Mr. Neal Chollette. Vote: 4 yeas (Messrs: Chollette, Costello, Lovett, Stephens), 0 nays, 1 absent (Mr. Richard) and the motion carried.*

**10. BOA-27-15**

**9550 Hooper Road**  
**Applicant: Charles Hebert**

**Lots 1 and 2 of Winchester**  
**B1**

The applicant requests the Board of Adjustment to grant a waiver of **Sections 7:16.3 (1)(a)(2)** and **7:16.3 (1)(a)( 5)** of the **Sign Ordinance** which state that the maximum sign face is 40 square feet and that the sign base shall be fully landscaped; respectively. The applicant proposes a 50 square foot sign and not to landscape the base.

**Board Action:**

*A motion to approve BOA-27-15 to allow a 48 sq. ft. sign and require landscaping at the base of the sign was made by Mr. Neal Chollette. There was no second and the motion failed.*

*A substitute motion to deny BOA-27-15 and have the Chairman write a letter to the Mayor and City Council to encourage sign ordinance revisions was made by Mr. Mike Stephens. There was no second and the motion failed.*

*A substitute motion to approve BOA-27-15 to allow a 50 sq. ft. sign and require landscaping was made by Mr. Brian Costello. There was no second and the motion failed.*

*A substitute motion to approve BOA-27-15 to allow a 48 sq. ft. sign and require landscaping was made by Mr. Chollette, second by Mr. Costello. Vote: 2 yeas (Messrs: Chollette, Costello), 2 nays (Messrs: Lovett, Stephens), 1 absent (Mr. Richard) and the motion failed.*

**11. Announcements**

**12. Adjourn**

*The meeting was adjourned at 6:00 pm.*

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Donald Lovett, Vice-Chairman