

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, February 27, 2020

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, February 27, 2020 at 5:00 pm at the **Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, LA 70739.**

1. Call to Order

The meeting was called to order by Chairwoman Tiffani Barth at 5:00 pm.

2. Roll Call

Members present: Tiffani Barth, Bryan Costello, and Matt Englade

Members absent: John Paul Mouton

Also present: Matt Zyjewski and Woodrow Muhammad AICP, City of Central Staff

3. Invocation and Pledge of Allegiance

4. Recitation of Rules

5. Approval of Minutes from January 23, 2020 Meeting

A motion to approve the January 23, 2020 Minutes was made by Mr. Brian Costello, seconded by Ms. Tiffani Barth. There were no objections and the motion carried.

PUBLIC HEARING CASES (OLD BUSINESS): None

PUBLIC HEARING CASES (NEW BUSINESS)

- 6. BOA-1-20** This property is located at 14446 Lovett Road on the southwest corner of Sullivan Road and Lovett Road. The applicant requests the Board of Adjustment to grant a variance to **Section 12.3(B)4** of the **Comprehensive Zoning Code** regarding rear yard setbacks for an accessory building located in the **(R/A) Rural/Agricultural District**. A thirty-five-foot rear yard is required, and an eight-foot rear yard is requested. (Applicant: Jody Ducote).

Board Action: *A motion to approve a variance to **Section 12.3(B)4** regarding the rear yard setbacks of the **Comprehensive Zoning Code** for an accessory building located at 14446 Lovett Road in the **(R/A) Rural/Agricultural District** was made by Mr. Bryan Costello, and seconded by Mr. Matt Englade. Vote: yeas (Barth, Costello, Englade), 0 nays and 1 absent (Mouton) and the motion carried.*

7. **BOA-2-20** This property is located at 15922 Blackwater Road between Arleen Avenue to the north and N. Old Settlement Road to the south. The applicant requests the Board of Adjustment to grant a variance to **Section 12.3(B) 2** of the **Comprehensive Zoning Code** regarding side yard setbacks for an accessory building located in the **(R/A) Rural/Agricultural District**. A twenty-five-foot side yard is required, and a seven-foot side yard is requested. (Applicant: Thad and Heidi Wendt).

Board Action: A motion to approve a variance to **Section 12.3(B) 2** regarding the side yard setbacks of the **Comprehensive Zoning Code** for an accessory building located at 15922 Blackwater Road in the **(R/A) Rural/Agricultural District** was made by Mr. Matt Englade with condition that structure labeled number 3 on the drawing be either removed or relocated on the property where it would meet the bulk setback requirements in that Zoning District prior to an occupancy being granted on the new structure. The motion was seconded by Mr. Brian Costello. Vote: 3 yeas (Barth, Costello, and Englade), 0 nays and 1 absent (Mouton) and the motion carried.

8. **BOA-3-20** This property is located at 10039 Arleen Avenue between Blackwater Road to the east and Gillie Drive to the west. The applicant requests the Board of Adjustment to grant a variance to **Section 2.2 D(4)** of the **Comprehensive Zoning Code** regarding the maximum size for an accessory dwelling unit located in the **(R-1) Single-Family Residence One District**. A maximum unit size of one-thousand square foot is allowed and a one-thousand forty-foot unit is requested. (Applicant: Bonnie Ghassemi).

Board Action: A motion to approve a variance to **Section 2.2 D(4)** regarding the maximum size for an accessory dwelling unit of the **Comprehensive Zoning Code** for an accessory structure located at 10039 Arleen Avenue in the **(R-1) Single-Family Residential One District** was made by Mr. Bryan Costello with stipulation of a 10 year limit. The motion was seconded by Mr. Matt Englade. Vote: 3 yeas (Barth, Costello, and Englade), 0 nays and 1 absent (Mouton) and the motion carried.

9. Announcements

None.

10. Adjourn

The meeting was adjourned at 5:47 pm.

Tiffani Barth - Chairwoman