

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, December 17, 2020 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, December 17, 2020.

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, and Cedric Patton
Member absent: John Paul Mouton*

4. Recitation of Rules

5. Approval of Minutes (November 19, 2020 Meeting)

A motion to approve the November 19, 2020 minutes was made by Mr. Costello, seconded by Mr. Englade. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

6. **BOA-31-20** This property is [located](#) at 10011 Trendale Drive on Lot 244 of the Biltmore 4th Filing Subdivision which is on the west side of Trendale Drive south of the Arendale Drive intersection in Section 70, T6S R1E, GLD, EBR, LA. The applicant requests a variance of [Section 4.3 C \(2\)](#) of the **Zoning Code** which states that no accessory structure shall be less than 10 feet from the principle structure. The applicant requests a distance of 6 feet from an existing accessory building for the expansion of an existing residence. (Applicant: Carol Crawford)

Board Action (December 17, 2020): *Mr. Englade moved to recommend approval of this item with standards of the Fire Code. The motion was seconded by Mr. Costello. Public comment: None. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.*

7. **BOA-32-20** This property is [located](#) at 15131 Glenn Avenue on Lot 139 of the Sherrington Place Subdivision 4th Filing which is on the north side of Glenn Drive between the Charleston Drive and

Beaufort Drive intersections in Sections 21, 47 & 48, T5S, R2E GLD, EBR, LA. The applicant requests a variance of [Section 3.3 B \(3\)](#) of the **Zoning Code** which requires a side yard of 12.5 feet. The applicant requests a side yard of 9 feet for a constructed storage building. (Applicant: Trey LeBlanc)

Board Action (December 17, 2020): Mr. Englade moved to recommend approval of this item. The motion was seconded by Mr. Costello. Public comment: None. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.

8. [BOA-33-20](#) This property is [located](#) on Tract X-1-B which is at the eastern end of Greensboro Avenue of Greenwell Acres East Subdivision in Section 38 & 44 T6S, R2E, GLD, EBR, LA. The applicant requests a variance of [Section 3.3 B \(2\) & \(3\)](#) of the **Zoning Code** which requires a side yard of 26.5 feet and rear yard of 30 feet. The applicant requests a 15-foot side and rear yard setback for a planned structure. (Applicant: Gary Rabik)

Board Action (December 17, 2020): Mr. Patton moved to recommend approval of this item with stipulation that the property is rezoned within six months. The motion was seconded by Mr. Englade. Public comment: Brian Benson, Rebecca Austin, and Wes Jacobs. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.

9. [BOA-34-20](#) This property is [located](#) at 12731 Pecos Avenue which is on the north side of Pecos Avenue near the Prairie Drive intersection on Lot 128 of Comite Hills Subdivision 3rd Filing in Sections 40 & 77, T6S, R2E, GLD, EBR, LA. The applicant requests a variance of [Sections 3.3 B. \(2 & 3\)](#) of the **Zoning Code** which requires a 30 feet rear yard and a 12.5 foot or 10 percent of the lot width, whichever is greater, for the side yard. The applicant requests a 15-foot rear yard and 1-foot side yard for a shop. (Applicant: Jesse Morain)

Board Action (December 17, 2020): Mr. Englade moved to recommend approval of this item. The motion was seconded by Mr. Costello. Public comment: None. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 0 nays, 1 absent (Mr. Mouton). Motion passed.

10. Announcements

None

11. Adjourn

BOA adjourned 5:45 p.m.