

AGENDA
CITY OF CENTRAL BOARD OF ADJUSTMENT
Thursday, March 26, 2015 5:00 PM
Kristenwood Meeting Facility
14025 Greenwell Springs Rd
Central, LA 70739

1. Call to Order
2. Roll Call
3. Recitation of Rules
4. Approval of Minutes (February 26, 2015 Meeting)
5. Consent Agenda

NONE

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING CASES (NEW BUSINESS):

6. BOA-26-14

12717 Hooper Road
Applicant: Russell Starkey

Lot 2-A-1, Levi A. Shaffet Property
B5

The applicant request the Board of Adjustment to grant a variance of **Section 16.2 F (3)** of the **Comprehensive Zoning Code**. The applicant request to reduce the driveway width for commercial uses from 24 feet to 12 feet. The applicant proposes a business within an existing building in conjunction with a single family residence on a commercially zoned property.

7. BOA-5-15

10551 McCullough Road
Applicant: Vern Raiford

Lot 6, E. L. Stockwell Estate
R/A

The applicant requests the Board of Adjustment to grant a variance of **Section 19.2 (2)** and **19.2 (5)** of the **Comprehensive Zoning Code** which states that Accessory Dwelling Units "ADUs" shall only be permitted in rear yards and may not be greater than 1,000 square feet, respectively. The applicant proposes to retain an existing residential structure that is located in the side yard and is above 1,000 square feet. The applicant has proposed to remove the 1,079 square foot structure within a year.

8. BOA-6-15

9517 Willow Creek Drive
Applicant: Christopher Sanches

Lot 16, Willow Creek 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 building cannot exceed 1,000 square feet. The applicant is requesting a 1,200 square foot storage building.

9. BOA-8-15

15255 Blackwater Road
Applicant: J.W. Gayle

Tract B-1-A-1, Gary Sanders Property
R/A

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 building cannot exceed 1,600 square feet in the R/A (Rural/Agricultural Zoning District). The applicant is requesting a 2,000 square foot storage building.

10. BOA-9-15

18213 Keystone Avenue
Applicant: Gene Broussard

Lot 41 Bellingrath Estates Subdivision
R1

The applicant requests the Board of Adjustment to grant a variance of **Sections 19.2 (4)** and **19.2 (5)** of the **Comprehensive Zoning Code** which states that Accessory Dwelling Units "ADUs" must comply with required setbacks and may not be greater than 1,000 square feet, respectively . The applicant proposes to reduce the side yard from 8 feet to 3 feet and the rear yard from 25 feet to 18 feet. The applicant proposes a 1,196 square foot accessory dwelling unit.

11. BOA-10-15

15957 Frenchtown Road
Applicant: Kerry D'Antoni

Tract 2-B, Hilda T. Hofmeister Property
RA

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 building cannot exceed 1,600 square feet. The applicant is requesting a 5,000 square foot storage building. The applicant also request a variance of **Section 12.3 B** of the **Comprehensive Zoning Code** which requires a 25 foot side yard setback. The applicant request the side yard be reduced to 10 feet.

12. Announcements

13. Adjourn