

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, June 23, 2016

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, June 23, 2016 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 Chairman at 5:00pm.

2. Roll Call

Members present: Brian Costello, Matt Englade, Tim Falke, Mike Stephens
Members absent: Tiffani Barth
Also present: Woodrow Muhammad, Kathi Cowen, Shannon Edgerson,
City of Central Staff

3. Invocation and Pledge of Allegiance

Mr. Mike Stephens led the invocation and pledge of allegiance.

4. Recitation of Rules

5. Approval of Minutes from May 26, 2016

A motion to approve the May 26, 2016 Minutes was made by Tim Falke seconded by Brian Costello. There were no objections and the motion carried.

6. Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

7. BOA-7-16 Rev.

5623 North Bristle Cone Court
Applicant: Marcelo Rodrigues

Lot 58 Evergreen Hills
R1

The applicant request the Board of Adjustment to grant a variance of **Section 2.2 D 4** of the **Comprehensive Zoning Code** which requires accessory structures to comply with the side yard setback if the structure is greater than 8 feet in height. The applicant request the Board of Adjustment to reduce the side yard setback to 3 feet in order to keep the existing structure at its current location.

Board Action:

A motion to deny BOA-7-16 Rev. was made by Stephens seconded by Falke with stipulations for the structure to have extra space and an 8 feet setback, also guttered on the house side and not guttered near property. Vote: 4 yeas (Costello, Englade, Falke, Stephens), 0 nays, 1 absent (Barth) and the motion carried.

8. BOA-37-15

11515 Sullivan Road
Applicant: Charles Hinton

Mary J. Edwards Property
B5

The applicant request the Board of Adjustment to grant a variance of **Section 16.2 I (2)** of the **Comprehensive Zoning Code** which requires off street parking area to be surfaced with asphaltic concrete not less than 4" thick. The applicant request the Board to allow a limestone parking lot.

A motion to BOA-37-15 was made by Costello and there was no second motion with stipulations that there should be eight parking spaces, which would need to be paved. Vote: 3 yeas (Costello, Englade, Stephens), 1 nay (Falke), 1 absent (Barth). A substitute motion to approve BOA-37-15 was made by Falke seconded by Englade with stipulations that the variance was granted by Falke. The memorial should have access with twenty total parking spaces. Should need at least two years to have money to finish paving the limestone parking lot. This includes maintaining the loose gravel near the roadway and meeting the state requirements of using asphalt in the parking lot. Vote: 4 yeas (Costello, Englade, Falke, Stephens), 0 nays, 1 absent (Barth) and the motion carried.

PUBLIC HEARING CASES (NEW BUSINESS)

9. BOA-8-16

14323 Hubbs Acres Lane
Applicant: Alan Patin

Lot 4 Hubbs Acres
R1

The applicant request the Board of Adjustments to grant a variance of **Section 2.2 D (4)** of the **Comprehensive Zoning Code** to allow an accessory building in excess of 1,000 square feet in the R1 (Single Family Residential One) Zoning District. The applicant proposes to install a 2,500 square foot building for storage of recreational vehicles and a workshop.

A motion to approve BOA-8-16 was made by Falke seconded by Englade. Vote: 4 yeas (Costello, Englade, Falke, Stephens), 0 nays, 1 absent (Barth).

10. Announcements

None

11. Adjourn

The meeting was adjourned at 5:50 pm.

Mike Stegner
SIGN

11-17-16
DATE