

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, May 27, 2021 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, May 27, 2021.

**1. Call to Order**

*The meeting was called to order by Mr. Bryan Costello at 5:03 p.m.*

**2. Invocation and Pledge of Allegiance**

**3. Roll Call**

*Members present: Bryan Costello, Matt Englade, Donnie Fuslier, and Cedric Patton*

*Member absent: John Paul Mouton*

**4. Recitation of Rules**

**5. Approval of Minutes (April 22, 2021 Meeting)**

*A motion to approve the April 22, 2021 minutes was made by Mr. Englade, seconded by Mr. Costello. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 0 nays, 1 absent (Mr. Mouton), 1 abstain (Mr. Fuslier). Motion passed.*

**PUBLIC HEARING CASES (OLD BUSINESS):**

**None**

**PUBLIC HEARING CASES (NEW BUSINESS):**

- 6. BOA-9-21** This property is [located](#) at 9812 Banway Drive on Lot 201 of the Biltmore Estates Subdivision 4<sup>th</sup> Filing which is on the east side of Banway Drive near the Sandel Avenue intersection in Section 37, T6S, R2E GLD, EBR, LA. The applicant request a variance of [Section 4.3 \(B\) 3](#) of the **Zoning Code** which requires a 8.7 foot side yard setback in the **R2 (Single Family Residential Two) Zoning District**. The applicant requests a 1.5-foot side yard setback to store a camper trailer. (Applicant: William Heath Roberts)

*Mr. Fuslier moved to approve this item based on the narrow driveway hardship and the neighbors having no objections. The motion was seconded by Mr. Englade. Public comment: None. Vote: 3 yeas (Messrs: Costello, Englade, and Fuslier), 1 nay (Mr. Patton), 1 absent (Mr. Mouton). Motion passed.*

- 7. BOA-10-21** This property is [located](#) at 13037 Elissa Lane which is on the east side of Elissa Lane south of the Highland Lake intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant requests a

variance of the side yard of 5 feet in a previously approved Traditional Neighborhood Development for a single lot. The applicant request setback of 2.5 feet for a single-family residence. (Applicant: Paula Espinosa)

*Mr. Fuslier moved to approve this item based on the reduction in lot size because of the lake. The motion was seconded by Mr. Englade. Public comment: None. Vote: 3 yeas (Messrs: Englade, Fuslier, and Patton), 1 nay (Mr. Costello), 1 absent (Mr. Mouton). Motion passed.*

8. **BOA-11-21** This property is [located](#) at 20015 Greenwell Springs Road which is on the east side of Greenwell Springs Road north of the Wax Road intersection in Section 37, T6S R2E, GLD, EBR, LA. The applicant requests a variance of [Section 12.3 B.2](#). which requires a side yard setback of 25 feet in the **RA (Rural Agricultural) Zoning District**. The applicant requests a 20 foot side yard setback for a portable building. (Applicant: Stacy Chaffee)

*This item was deferred.*

9. **BOA-12-21** This property is [located](#) on the north side of Greenwell Springs Road near the Morgan Road intersection in Sections 15 & 44 T6S R2E, GLD, EBR, LA. The applicant is requesting a variance of the minimum lot width in [Section 12.3 A 2](#) for single family residential land use in the **R/A (Rural/Agricultural) Zoning District**. The applicant requests lot widths of 121 and/or 131 feet for 4 lots versus 150 feet as required. (Applicant: Jeffrey Diamond, PLS)

*Mr. Fuslier moved to deny this item based on enhanced value to property for valuable gain. The motion was seconded by Mr. Costello. Public comment: None. Vote: 2 yeas (Messrs: Costello and Fuslier), 2 nays (Messrs: Englade and Patton), 1 absent (Mr. Mouton). Motion failed.*

*Mr. Englade moved to defer this item to the June 2021 meeting. The motion was seconded by Mr. Costello. Public comment: None. Vote: 3 yeas (Messrs: Costello, Englade, and Patton), 1 nay (Mr. Fuslier), 1 absent (Mr. Mouton). Motion passed.*

## 10. Announcements

*Mr. Muhammad announced a training class for Commission Members and will have further details on date and time.*

## 11. Adjourn

*BOA adjourned 5:25 p.m.*