

AGENDA
CITY OF CENTRAL BOARD OF ADJUSTMENT
Thursday, October 27, 2022, 5:00 PM
Kristenwood Meeting Facility
14025 Greenwell Springs Road, Central, LA 70739

1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (September 22, 2022 Meeting)**

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

6. **BOA-27-22** This property is [located](#) at 10275 Blackwater Road on Tract 3-B-1-A of the William Carmena Property which is on the west side of Blackwater Road north of the Monhegan Avenue intersection in Sections 79 and 80, T6S, R1E, GLD, EBR, LA. The applicant is requesting a variance of [Section 12.3 B \(2\)](#) and [Section 2.2 B](#) of the Zoning Code in the RA (Rural/Agricultural) Zoning District. The applicant requests a side yard variance for a small pool house. (Applicants: Gary and Jennifer Lipham)
7. **BOA-28-22** This property is [located](#) at 9327 Villa Crossing Drive on Lot 107 of the Village Lakes Subdivision which is on the west side of Villa Crossing Drive north of the Villa Trace Avenue intersection in Sections 66 & 78, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 4.3 C \(1\)](#) of the Zoning Code in the R2 (Single Family Residential Two) Zoning District. The applicant requests a variance of the maximum lot coverage for a new swimming pool. (Applicants: Russell Pool/Zack Bruce)
8. **BOA-29-22** This property is [located](#) at 15753 Blackstone Drive on Lot 11 of the Twin Lakes Estates Subdivision First Filing which is on the south end of Blackstone Drive in Section 21 & 42, T5S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 3.3 C \(1\)](#) of the Zoning Code in the R2 (Single Family Residential Two) Zoning District. The applicant requests a variance of the maximum lot coverage for a new swimming pool. **This case has been deferred by the applicant to the November 17th meeting.** (Applicant: Matt Poittier)
9. **BOA-31-22** This property is [located](#) at 18625 Greenwell Springs Road on Tract A-1-C of the F. E. Morgan Property which is on the west side of Greenwell Springs Road south of the Magnolia Bridge intersection in Section 37, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 5.3 B \(1\)](#) of the Zoning Code in the R3 (Single Family Residential Three) Zoning District. The applicant requests a reduced side and rear yard setback versus the required 12 and 25-foot setbacks; respectively, for a proposed duplex. (Applicant: Brandon Dodson)

10. [BOA-32-22](#) This property is [located](#) at 5168 Thibodeaux Road which is on the east side of Thibodeaux Road near the Mary Lillian Lane intersection on the proposed Lot C-2-B-2 on the Mary Alice Thibodeaux Property in Section 27, T6S, R2E, GLD, EBR, LA. The applicant is requesting a variance of [Section 3.3 B \(3\)](#) of the Zoning Code in the R1 (Single Family Residential One) Zoning District. The applicant requests a 5-foot side yard setback versus the required 12.5-foot setback for an existing shed. **This is a companion case to SS-16-22 which is on the October 27, 2022 Planning Commission Agenda.** (Applicant: Stephen Lacour)

OTHER BUSINESS

11. **Announcements**
12. **Adjourn**