

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.

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**MINUTES**  
CITY OF CENTRAL BOARD OF ADJUSTMENT  
**Thursday, February 26, 2015**

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, February 26, 2015 at 5:00pm at the Central School Board Office, 10510 Joor Road, Central, Louisiana 70818 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: Messrs: Donald Lovett, Richard Patterson, Ray Richard, Mike Stephens*

*Members absent: Mr. Oliver Dickerson*

*Also present: Messrs: David Barrow, Matt Zyjewski; Mrs. Kathi Cowen, City of Central Staff*

**3. Recitation of Rules**

**4. Approval of Minutes from January 22, 2015**

*A motion to approve the January 22, 2015 Minutes was made by Mr. Richard Patterson, seconded by Mr. Donald Lovett. There were no objections and the motion carried.*

**5. Consent Agenda**

*None*

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

*None*

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

**6. BOA-1-15**

**14520 Wisteria Lakes Drive**  
**Applicant: Wayne Clark**

**Lot 68, Wisteria Lakes Subdivision**  
**R2**

The applicant requests the Board of Adjustment to grant a variance of **Section 4.3 B (1)** of the **Comprehensive Zoning Code** and/or the final plat for Wisteria Lakes. The applicant requests to reduce the front yard setback from 25 feet to

17.5 feet. The applicant proposes an addition to an existing single family residence.

**Board Action:**

*A motion to approve BOA-1-15 was made by Mr. Richard Patterson, seconded by Mr. Mike Stephens. Vote: 4 yeas (Messrs: Lovett, Patterson, Richard, Stephens), 0 nays, 1 absent (Messr: Dickerson) and the motion carried.*

**7. BOA-2-15**

**7545 Pippin Lane**  
**Applicant: Michael Pino**

**Lot 59, Magnolia Bend Subdivision**  
**R1**

The applicant requests the Board of Adjustment to grant a variance of **Section 3.3 B (2)** of the **Comprehensive Zoning Code** and/or the final plat for Magnolia Bend Subdivision. The applicant requests to reduce the rear yard setback from 25 feet to 15 feet. The applicant proposes to construct a 1,000 square foot barn add-on.

**Board Action:**

*A motion to approve BOA-2-15 was made by Mr. Donald Lovett, seconded by Mr. Richard Patterson. Vote: 4 yeas (Messrs: Lovett, Patterson, Richard, Stephens), 0 nays, 1 absent (Messr: Dickerson) and the motion carried.*

**8. BOA-3-15**

**17831 Lenwood Road**  
**Applicant: Joshua Case**

**Tr. X-1-A-1-B, Allen E. Morgan Property**  
**RA**

The applicant request the Board of Adjustment to grant a variance of **Section 18.1 C(3)(c)** of the **Comprehensive Zoning Code** which states that a manufactured home shall have a front yard setback of 100 feet. The applicant is requesting a front yard setback of 60 feet.

**Board Action:**

*A motion to approve BOA-3-15 was made by Mr. Mike Stephens, seconded by Mr. Ray Richard. Vote: 4 yeas (Messrs: Lovett, Patterson, Richard, Stephens), 0 nays, 1 absent (Messr: Dickerson) and the motion carried.*

**9. BOA-4-15**

**17671 Greenwell Springs Rd**  
**Applicant: Danielle Bueche**

**Lot B**  
**C1**

This property is located at 17671 Greenwell Springs Road on Lot B. The applicant request the Board of Adjustment to grant a variance of **Section 2.1 D** of the **Comprehensive Zoning Code** which states that there shall be only one principal structure or building on any platted lot. The applicant proposes to retain an existing manufactured home until the construction of new residence.

**Board Action:**

*A motion to approve BOA-4-15 made by Mr. Ray Richard, seconded by Mr. Donald Lovett with the following stipulations:*

- 1. The power shall be disconnected from the manufactured home before the Certificate of Occupancy can be granted on the new residence.*
- 2. The manufactured home shall be removed within 30 days of the date of the issuance of the Certificate of Occupancy.*

*Vote: 4 yeas (Messrs: Lovett, Patterson, Richard, Stephens), 0 nays, 1 absent (Messr: Dickerson) and the motion carried.*

**10. Announcements**

**11. Adjourn**

*The meeting was adjourned at 5:22 pm.*

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*Ray Richard, Chairman*