

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, October 27, 2016**

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, October 27, 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, Tiffani Barth*

*Members absent: None*

*Also present: Woodrow Muhammad, Matt Zyjewski, 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 [June 23, 2016 Meeting](#)**

*A motion to approve the June 23, 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):**

None

**PUBLIC HEARING CASES (NEW BUSINESS)**

7. [BOA-9-16](#)

**8220 Calverton Drive**  
**Applicant: Percy Williams**

**Lot 145 Hampton Village**  
**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 1470 square foot structure to be utilized as an outdoor kitchen.

*A motion to approve BOA-9-16 was made by Tim Falke, seconded by Tiffani Barth. Vote: 5 yeas (Costello, Englade, Falke, Stephens, Barth), 0 nays, 0 absent.*

8. [BOA-10-16](#)

**17407 Greenwell Springs Road**  
**Applicant: John D. Versey**

**Norman J. Lopez Property**  
**RA**

The applicant request the Board of Adjustment to grant variances of **Ordinance 2013-22 Section 209 (A) (4)** which states that no metal facades shall be allowed within the Corridor Overlay District. The applicant proposes an addition to an existing church with a portion that has decorative metal siding.

*A motion to approve BOA-10-16 was made by Tiffani Barth, seconded by Tim Falke. Vote: 5 yeas (Costello, Englade, Falke, Stephens, Barth), 0 nays, 0 absent.*

9. [BOA-11-16](#)

**11526 Sullivan Road**  
**Applicant: Michael Faulk**

**Unnamed Tract**  
**B5**

The applicant request the Board of Adjustment to grant variances of **Ordinance 2013-22, Section 203 Subsections 1, 2, and 6** and **Section 209** which states that no metal facades, slab on grade construction, and elevation depth changes shall be allowed within the Corridor Overlay District. The applicant proposes to allow a temporary building to remain for the required staging area for visiting football teams at the high school football stadium.

*A motion to approve BOA-11-16 for 3 years was made by Tiffani Barth, seconded by Brian Costello. Vote: 5 yeas (Costello, Englade, Falke, Stephens, Barth), 0 nays, 0 absent.*

10. **BOA-12-16**

**15273 Frenchtown Road**  
**Applicant: Janet Valega**

**J. Valega Property**  
**R/A**

The applicant request the Board of Adjustment to grant a variance of **Section 18.1 (C) 3 (c)** of the **Comprehensive Zoning Code** which requires a 100 foot front yard setback for mobile homes. The applicant proposes a distance of 90 feet for the front yard setback.

*A motion to approve BOA-12-16 was made by Tim Falke, seconded by Matt Englade. Vote: 5 yeas (Costello, Englade, Falke, Stephens, Barth), 0 nays, 0 absent.*

11. **BOA-13-16**

**14431 Bon Dickey Drive**  
**Applicant: Beth Purvis Ducote**

**Lot 19**  
**R1**

The applicant request the Board of Adjustment to grant a variance of **Section 19.2 (3)** of the Comprehensive Zoning Code which states that mobile homes as accessory dwelling units shall not be permitted within a recognized subdivision. The applicant requests to place a manufactured home as an accessory dwelling unit in a recognized subdivision.

*A motion to approve BOA-13-16 was made by Tim Falke, seconded by Tiffani Barth. Vote: 4 yeas (Costello, Englade, Falke, Barth), 1 nay (Stephens) 0 absent.*

12. **Announcements**

*None*

13. **Adjourn**

*The meeting was adjourned at 5:25 pm.*

Mike Stephens

11-17-16  
DATE