

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, July 30, 2020**

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, July 30, 2020 at 5:30 pm at the **Kristenwood Meeting Facility, 14025 Greenwell Springs Road, Central, LA 70739.**

**1. Call to Order**

*The meeting was called to order by Ms. Tiffani Barth at 5:30 pm.*

**2. Roll Call**

*Members present: Tiffani Barth, Bryan Costello, Matt Englade, and John Paul Mouton*

*Members absent: None*

*Also present: Woodrow Muhammad AICP and Debbie Mouton, City of Central Staff*

**3. Invocation and Pledge of Allegiance**

**4. Recitation of Rules**

**5. Approval of Minutes from June 25, 2020 Meeting**

*A motion to approve the June 25, 2020 Minutes was made by Mr. Matt Englade, seconded by Mr. Bryan Costello. There were no objections and the motion carried.*

**PUBLIC HEARING CASES (OLD BUSINESS): None**

**PUBLIC HEARING CASES (NEW BUSINESS)**

6. **BOA-13-20** (This case has been deferred by the Applicant) This property is [located](#) at 18022 Magnolia Bend Road which is on the south side of Magnolia Bend Road near the Greenwell Springs Highway intersection. The applicant requests the Board of Adjustment to grant a variance **Sections 3.3 C** of the **Comprehensive Zoning Code** which states that the maximum lot coverage is 50 percent and 30 percent for the rear yard coverage. (Applicant: Kevin LeBaron)
  
7. **BOA-14-20** This property is [located](#) at 6703 Sullivan Road which is on the west side of Old Sullivan Road near the Triple B Road intersection. The applicant requests the Board of Adjustment to grant a variance to **Section 7.3 (B)** of the **Comprehensive Zoning Code** which requires the maximum lot area to be 3 acres in the **(B2) Neighborhood Business District** (Applicant: Gerald W. Middleton, Jr).

**Board Action (July 30, 2020):** *Mr. Costello moved to grant this variance. The motion was seconded by Ms. Barth. Public comment: None. Vote: 4 yeas (Barth, Costello, Englade, Mouton), 0 nays, 0 absent. Motion passed.*

8. [BOA-15-20](#) This property is [located](#) at 9850 Sullivan Road which is on the east side of Sullivan Road south of the Brent Avenue intersection. The applicant requests the Board of Adjustment to grant a variance to **Section 205 (5) & (6)** of the **Design Standards in Overlay Districts** regarding depth changes in road facing walls and roofs and parapets. (Applicant: John Firmin)

**Board Action (July 30, 2020):** Mr. Englade moved to approve this variance regarding the depth change of the walls. The motion was seconded by Mr. Mouton. Public comment: None. Vote: 4 yeas (Barth, Costello, Englade, Mouton), 0 nays, 0 absent. Motion passed.

Mr. Englade moved to approve this variance regarding height change. The motion was seconded by Mr. Mouton. Public comment: None. Vote: 4 yeas (Barth, Costello, Englade, Mouton), 0 nays, 0 absent. Motion passed.

9. [BOA-16-20](#) This property is [located](#) at 11440 McCullough Road which is located on the west side of McCullough Road between the Woodrow Kerr Lane and Old Settlement Road intersections. The applicant requests the Board of Adjustment to grant a variance of the **Section 12.3 B (2)** of the **Comprehensive Zoning Code** which requires a 25 foot side yard setback in the **(RA) Rural/Agricultural Zoning District** instead of a 15 foot side yard setback as proposed. (Applicant: Jeffrey Gaunt)

**Board Action (July 30, 2020):** Mr. Englade moved to approve this variance. The motion was seconded by Mr. Mouton. Public comment: Blaine Oubre, John Felps, Sharon Felps, Michael Robertson, Zach Barrett, Taren Oubre. Vote: 3 yeas (Barth, Englade, Mouton), 1 nay (Costello), 0 absent. Motion passed.

10. [BOA-17-20](#) This property is [located](#) at 11075 Blackwater Road which is located on the north side of Blackwater Road between the Comite Drive and Talmadge Crumholt Road intersections. The applicant requests the Board of Adjustment to grant a variance of the **Section 12.3 B (2)** of the **Comprehensive Zoning Code** which requires a 25 foot side yard setback in the **(RA) Rural/Agricultural Zoning District** instead of a 10 foot side yard setback as proposed. (Applicant: David Babcock)

**Board Action (July 30, 2020):** Mr. Englade moved to approve this variance. The motion was seconded by Ms. Barth. Public comment: None. Vote: 4 yeas (Barth, Costello, Englade, Mouton), 0 nays, 0 absent. Motion passed.

11. **BOA-18-20 (This case has been withdrawn by the applicant)** This property is [located](#) at 14605 Wisteria Lakes Drive which is located on the north side of Wisteria Lakes Drive east of the Rustic Rose intersection. The applicant requests the Board of Adjustment to grant variances of **Sections 4.3 B & C** of the **Comprehensive Zoning Code** which requires a 30 foot rear yard setback and maximum lot coverage of 50 percent and 30 percent rear yard coverage in the **(R2) Single Family Residential Two Zoning District**. (Applicant: Jeremy Walock)

12. [BOA-19-20](#) This property is [located](#) at 5943 Landmor Drive which is located on the south side of Landmor Drive east of the Narcissus Drive intersection. The applicant requests the Board of Adjustment to grant variances of **Sections 3.3 B (2&3)** of the **Comprehensive Zoning Code** which requires a 30 foot rear yard and a 12.5 foot side yard setbacks in the **(R1) Single Family Residential One Zoning District** instead of 23 foot and 5 foot setbacks as proposed. (Applicant: Peter Owen)

**Board Action (July 30, 2020):** Mr. Mouton moved to approve this variance. The motion was seconded by Mr. Englade. Public comment: None. Vote: 4 yeas (Barth, Costello, Englade, Mouton), 0 nays, 0 absent. Motion passed.

13. **BOA-20-20** This property is located at 11313 North Flintridge Place which is located on the north side of North Flintridge Place west of the Stoneshire Drive intersection. The applicant requests a variance of **Section 3.3 B (2)** of the **Comprehensive Zoning Code** which requires a 30 foot rear yard setback in the **(R1) Single Family Residential One Zoning District** instead of 7.5 feet as proposed. (Applicant: Nicholas C. Bailey)

**Board Action (July 30, 2020):** *Mr. Englade moved to approve this variance. The motion was seconded by Ms. Barth. Public comment: None. Vote: 4 yeas (Barth, Costello, Englade, Mouton), 0 nays, 0 absent. Motion passed.*

14. **Announcements**

None.

15. **Adjourn**

*Mr. Costello moved to adjourn the meeting. The motion was seconded by Mr. Mouton. The meeting was adjourned at 6:18 pm.*

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Tiffani Barth – Chairwoman