

PUBLIC NOTICE IS HEREBY GIVEN THAT THE METROPOLITAN BOARD OF ADJUSTMENT FOR THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE, WILL MEET ON MONDAY, NOVEMBER 13, 2017 AT 3:30 P.M. ON THE THIRD FLOOR IN ROOM 348, 222 ST. LOUIS STREET, BATON ROUGE, LOUISIANA, TO CONSIDER THE REQUESTS LISTED BELOW. ALL INTERESTED PARTIES ARE INVITED TO APPEAR.

AGENDA

METROPOLITAN BOARD OF ADJUSTMENT

November 13, 2017

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

Approval of the October 9, 2017 Minutes.

THE FOLLOWING PROCEDURES AND RULES APPLY TO PUBLIC COMMENT:

In accordance with Title 1, Section 1.7 of the Code of Ordinances, all items on this agenda are open for public comment. The applicant or his or her representative are to come forward when their case is called, state their name, address and a brief reason for the request. Any persons opposed or wishing to make a point of record will then come forward and state their name, address and the reason for their opposition. The testimony of the proponents and opponents is recorded for the official records with a 3 minute time limit per speaker. Board members are free to ask questions of the proponents and opponents to enlighten themselves before voting on the request. Should the board grant the request, the property owner will be required to record a hold harmless agreement letter with the Clerk of Court before any permits will be issued or any final inspections are made.

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| 1. 19891 Southern Hills Ave.
Chuck Moody | Lot 402
Santa Maria
A2.1 Zoning District
Council District 9 - Hudson |
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Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' rear yard setback to 10' to build a new single family residence. Deferred from October 2017.

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| 2. 3770 Lanier Dr.
Steve Ronci | Lot 30-A
Greenwell Terrace
A1 Zoning District
Council District 5 - Green |
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Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 3.2 B 4 of the Baton Rouge City-Parish Unified Development Code, to allow a mobile home in an A1 zone for homeowner to live in while reconstructing residence that was destroyed by 2016 flood.

3. **666 North St.**
Alex Deshotels
Association of General Contractors
- Lot B, Sq. 1**
Tivolier Town
C2 Zoning District
Council District 10 - Wicker

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 & 10.103A of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' front yard setback to 3' to add new entrance area to an existing commercial building.

4. **4775 Fleet Dr.**
Monique Verkaik
Libby Murrell
- Lot 267**
Westminster Place
A1 Zoning District
Council District 11 - Watson

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' rear yard setback to 12' to add living area to an existing residence.

5. **1352 Crossbow Dr.**
Jeffrey Trim
- Lot 5**
Centurion Place
A1 Zoning District
Council District 9 - Hudson

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' rear yard setback to 22' to add porch to an existing residence.

6. **4611 Capital Heights Ave.**
Luke Gehbauer
Jeremy Theriot
- Lot 14, Sq. 10**
Capital Heights
A2 Zoning District
Council District 7 - Cole

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 & 11.402 of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' side street side yard setback to 5' to build a new single family residence. Previously approved waiver July 2016.

7. **1115 Camellia Ave.**
Stephen Schneider
Robert Lucky
- Lot 33 & 34, Sq. 7**
Kleinert Terrace
A1 Zoning District
Council District 10 - Wicker

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' side yard setback to 6' to add living area to an existing residence.

8. **2547 Zeeland Ave.**
Robert Thibodeaux
- Lot 9, Sq. 6**
Zeeland Place
A1 Zoning District
Council District 7 - Cole

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 15' front yard setback to 12' to add open carport to an existing residence.

**9. 5008 Shenandoah Lane Pl.
Stephen Jeansonne
Brandon Saccaro**

**Lot 8
Shenandoah Lane
A1 Zoning District
Council District 8 - Amoroso**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 & 11.502 of the Baton Rouge City-Parish Unified Development Code, to reduce the 22' rear yard setback to 15' 5" to build a new single family residence.

**10. 1333 Longwood Dr.
Darin Watkins**

**Lot 12-B-1, Sq. 3
Glenmore Place
A1 Zoning District
Council District 7 - Cole**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' side yard setback to 5' to build a new single family residence.

**11. 6514 Esplanade Ave.
Michael Powers
Gary Poirrier**

**Lot B, Sq. 7
Goodwood Place
A1 Zoning District
Council District 11 - Watson**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.5.1 B 2, 9.5.1 C & 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' side yard setback to 3' and allow an accessory building in an A1 zone to exceed 1000 square feet by 82 square feet to add living area to existing residence.

**12. 2108 Cedardale Ave.
Creighton Stout
Ben Daigle**

**Lot 1, Sq. 18
University Gardens
A1 Zoning District
Council District 12 - Freiberg**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.402 of the Baton Rouge City-Parish Unified Development Code, to reduce the 15' side street side yard setback to 2' to add new garage and laundry room to an existing residence.

**13. 429 S. Donmoor Ave.
Mike Mascaro
Rachel Hunter**

**Lot 14, Sq. 8
North Goodwood
A1 Zoning District
Council District 11 - Watson**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.5.1 C of the Baton Rouge City-Parish Unified Development Code, to allow an accessory building in an A1 zone to exceed 1000 square feet by 200 square feet to add garage to an existing residence.

**14. 7556 Bocage Ct. S.
James Coate
Butler Bougeois**

**Lot 91
Bocage
A1 Zoning District
Council District 11 - Watson**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' rear yard setback to 9' to add an outdoor kitchen to an existing residence.