

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

June 12, 2017

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

*The meeting was called to order at 3:30 p.m. Board members in attendance included Andrew Reynolds, Parker Ewing, Michael Telich and Michael Carmouche. Chris Glisson was absent. Also in attendance were Maimuna Magee from Parish Attorney's Office and Laura Brownell from DPW Inspection.*

**Approval of the May 8, 2017 Minutes.**

*Motion to approve made by Mr. Ewing, seconded by Mr. Telich.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

**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.

1. **13470 Lincoln Dr.  
Eddy B. Odds**

**Lot 58  
Lincoln Heights  
Rural Zoning District  
Council District 2 - Banks**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 3.2 B 4 & 3.2 B 5 B 1 of the Baton Rouge City-Parish Unified Development Code, to allow a mobile home in conjunction with an existing residence on adjacent lot for owner to repair flooded residence and hardship.

*Eddy Odds spoke in favor.*

*Motion to approve 6+6 hardship made by Mr. Telich, seconded by Mr. Ewing.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

**2. 761 Aster St.  
Theresa Leuschner**

**Lot 2, Sq. E  
University Terrace  
A5 Zoning District  
Council District 10 - Wicker**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 10.103 a & 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' front yard setback to 0' to construct an 8' chain link fence with gate at driveway of existing residence.

*Theresa Leuschner spoke in favor.*

*Motion to approve made by Mr. Telich, seconded by Mr. Carmouche.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

**3. 1437 Pickett Ave.  
Mike Sullivan  
Robert Scheffy**

**Lot 11, Sq. 44  
Southdowns  
A1 Zoning District  
Council District 12 - Freiberg**

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' 11" to add living area to an existing residence.

*Tommy Higgins spoke in favor.*

*Motion to approve made by Mr. Telich, seconded by Mr. Ewing.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

**4. 10760 Foster Rd.  
Mack Palmer**

**Lot H  
Foster Place  
A1 Zoning District  
Council District 2 - Banks**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.201 of the Baton Rouge City-Parish Unified Development Code, to allow a new accessory building in an A1 zone to exceed 1000 square feet by 800 square feet.

*Mack Palmer spoke in favor.*

*Motion to approve made by Mr. Ewing, seconded by Mr. Carmouche.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

**5. 653 Acadia St.  
William Cress  
Brad Longmire**

**Lot 11 & 12, Sq. 17  
Capital Heights  
A2 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 25' rear yard setback to 12' to add area to an existing residence.

*William Cress spoke in favor.*

*Motion to approve made by Mr. Ewing, seconded by Mr. Carmouche.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

6. **6112 Tennyson Dr.**  
**Melissa Daigle**

**Lot 189**  
**Woodlawn Estates**  
**A1 Zoning District**  
**Council District 8 - Amoroso**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.201 & 11.3 of the Baton Rouge City-Parish Unified Development Code, to allow an accessory building in an A1 zone with a 15' plate height, reduce the 25' rear yard setback to 7' 6" and reduce the 8' side yard setback to 3' to add storage to an existing residence.

*Applicant withdrew request.*

7. **1118 Camellia Ave.**  
**Kevin Latusek**  
**Dan Goldstein**

**Lot 15, Sq. 2**  
**Kleinert Terrace**  
**A1 Zoning District**  
**Council District 10 - Wicker**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.301, 10.103a & 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' front yard setback to 4' to construct a 6' fence for security.

*Kevin Latusek spoke in favor.*

*Motion to approve made by Mr. Ewing, seconded by Mr. Carmouche.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

8. **13649 Windy Ridge Ave.**  
**Greg Griffin**  
**Lesli Stierle**

**Lot 442**  
**Hickory Ridge**  
**A1 Zoning District**  
**Council District 8 - Amoroso**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.201 of the Baton Rouge City-Parish Unified Development Code, to allow the combined area of existing and proposed accessory buildings in an A1 zone to exceed 1000 square feet by 237 square feet to add new pool house to existing residence. Existing pool house demolished.

*Mike Mascaro and Greg Griffin spoke in favor.*

*Motion to approve made by Mr. Ewing, seconded by Mr. Telich.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

9. **1575 N. 35<sup>th</sup> St.**  
**Arthur Taylor**

**Lot 22 & 23, Sq. 11**  
**Eden Park**  
**A3.1 Zoning District**  
**Council District 7 - Cole**

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 6' side yard setback to 3' and reduce the 20' rear yard setback to 10' to build a new single family residence.

*Arthur Taylor spoke in favor.*

*Motion to approve made by Mr. Telich, seconded by Mr. Carmouche.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

**10. 2621 June St.  
Benny Griffin  
Jared Soileau**

**Lot 15, Sq. 1  
Lake Crest  
A1 Zoning District  
Council District 10 - Wicker**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 10.103a & 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 10' rear yard setback to 5' 6" and reduce the 7' side yard setback to 5' 6" to add an outdoor kitchen to an existing residence.

*Benny Griffin spoke in favor.*

*Motion to approve made by Mr. Ewing, seconded by Mr. Carmouche.*

*Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*