

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

November 13, 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 October 9, 2017 Minutes.**

*Motion to approve made by Mr. Ewing, seconded by Mr. Carmouche.  
Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

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| <b>1. 19891 Southern Hills Ave.<br/>Chuck Moody</b> | <b>Lot 402<br/>Santa Maria<br/>A2.1 Zoning District<br/>Council District 9 - Hudson</b> |
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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.

*Chuck Moody and Kathleen Ingram spoke in favor.  
Motion to approve 17' setback made by Mr. Telich, seconded Carmouche.  
Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

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| <b>2. 3770 Lanier Dr.<br/>Steve Ronci</b> | <b>Lot 30-A<br/>Greenwell Terrace<br/>A1 Zoning District<br/>Council District 5 - Green</b> |
|---|---|

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.

*Steve Ronci spoke in favor.  
Motion to approve 6+6 hardship made by Mr. Ewing, seconded by Mr. Carmouche.  
Motion passed. 4 Yeas, 0 Nays, 1 Absent (Glisson)*

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| <b>3. 666 North St.<br/>Alex Deshotels<br/>Association of General Contractors</b> | <b>Lot B, Sq. 1<br/>Tivolier Town<br/>C2 Zoning District<br/>Council District 10 - Wicker</b> |
|---|---|

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.

*Alex Deshotels spoke in favor.*

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

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

**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.

*Libby Murrell and Bill Cress spoke in favor.*

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

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

**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.

*Stephanie Trim spoke in favor.*

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

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

**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.

*Jeremy Theriot spoke in favor.*

*Motion to defer for 30 days made by Mr. Ewing, seconded by Mr. Telich.*

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

**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.

*Stephen Schneider spoke in favor.*

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

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

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.

*Robert Thibodeaux spoke in favor.*

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

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

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.

*Stephen Jeansonne spoke in favor.*

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

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

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.

*Darin Watkins spoke in favor.*

*Motion to defer for 30 days made by Mr. Ewing, seconded by Mr. Telich.*

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

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.

*Applicant not present for meeting.*

*Motion to defer for 30 days made by Mr. Ewing, seconded by Mr. Telich.*

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

**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.

*Ben Daigle and Creighton Stout spoke in favor.*

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

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

**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.

*Michael Mascaro spoke in favor.*

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

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

**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.

*Lionel Bailey spoke in favor.*

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

*Motion passed. 3 Yeas, 0 Nays, 1 Recused (Ewing), 1 Absent (Glisson)*