

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

February 12, 2018

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. Luke Thibodeaux was absent. Also in attendance were Maimuna Magee from Parish Attorney's Office and Laura Brownell from DPW Inspection.

Approval of the January 8, 2018 Minutes.

*Motion to approve made by Mr. Ewing, seconded by Mr. Telich.
Motion passed. 3 Yeas, 0 Nays, 2 Absent (Carmouche, Thibodeaux)*

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|-------------------------------|------------------------------------|
| 1. 625 Laurie Lynn Dr. | Lot 142 |
| Dabvlin Fisher | River Oaks |
| Debra Odkins | Rural Zoning District |
| | Council District 4 - Wilson |

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 18' to add living area to an existing residence. Deferred from January 2018.

*Dabvlin Fisher spoke in favor.
Motion to approve made by Mr. Telich, seconded by Mr. Ewing.
Motion passed. 3 Yeas, 0 Nays, 2 Absent (Carmouche, Thibodeaux)*

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| 2. 794 Longwood Ave. | Lot 28-A, Sq. 36 |
| Jason Laubscher | Capital Heights |
| Sal Baghian | A1 Zoning District |
| | Council District 7 - Cole |

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 & 11.501 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' rear yard setback to 8' 6" and to construct an open carport with attached storage area.

*Applicant not present for meeting.
Motion to defer for 30 days made by Mr. Ewing, seconded by Mr. Carmouche.
Motion passed. 3 Yeas, 1 Nay (Telich), 1 Absent (Thibodeaux)*

**3. 3959 Lanier Dr.
Elisa Collins**

**Lot 226 S
Kildare
A1 Zoning District
Council District 5 - Green**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 3.2 B 3 of the Baton Rouge City-Parish Unified Development Code, to allow a mobile home in an A1 zone on 3.42 acres for permanent placement. Existing residence on lot destroyed by 2016 flood to be demolished.

Applicant not present for meeting.

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

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

**4. 150 S. Lakeshore Dr.
Mark Montgomery
Robert Easton**

**Lot Z
Addition to Magnolia Ridge
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 21' to add two story garage to an existing residence.

Mark Montgomery spoke in favor.

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

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

**5. 4510 Maribel Dr.
Jacquelin Coleman**

**Lot 111
Victoria Farms
A1 Zoning District
Council District 5 - Green**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 3.2 B 3 of the Baton Rouge City-Parish Unified Development Code, to allow a mobile home in an A1 zone on 4.69 acres for permanent placement. Existing residence on property destroyed by 2016 flood.

Jacquelin Coleman spoke in favor.

Larry Garner spoke in opposition.

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

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

**6. 18324 Vis-à-vis Ave.
Mike Murphy
Sims Chapman**

**Lot 134
Carriagewood Estates
Rural 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 5' side yard setback to 3' 6" to allow residence to remain in existing location. Survey from construction was incorrect.

Mike Murphy spoke in favor.

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

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

**7. 19040 Turnberry Ct.
Ronald Falgout**

**Lot 457
Santa Maria
Rural 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 7.5' to add cabana to an existing residence.

Ronald Falgout spoke in favor.

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

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

**8. 4967 Tulane Dr.
Allyson Hoffine**

**Lot 17
University Hills
A2 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 5' to add living area to an existing residence.

Allyson Hoffine spoke in favor.

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

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

**9. 619 Adelia Ln.
Stephanie Potter
Mike Hogstrom**

**Lot 13
Adelia at Goodwood
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 5' to build a new single family residence.

Mike Hogstrom spoke in favor.

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

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

**10. 1747 Stuart Ave.
Lindsey Kelly**

**Lot 2
Atlasta Place
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 15' to add living area to an existing residence.

Lindsey Kelly spoke in favor.

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

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

**11. 633 Franklin St.
Wolfe Washauer
Felicia Dart**

**Lot 10 & 11, Sq. 20
Capital Heights
A1 Zoning District
Council District 7 - Cole**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 7.5 & 11.3 of the Baton Rouge City-Parish Unified Development Code, to allow a non-conforming structure to be structurally altered and be constructed 3' - 2.75" from the side property line.

Wolfe Washauer spoke in favor.

Katherine Rigsby spoke in opposition.

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

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

**12. 7134 Richards Dr.
Lionel Bailey
Michael Frenzel**

**Lot 188
Jefferson 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 8' side yard setback to 3' 2" to add carport and living area to an existing residence. Waiver previously approved in November 2016.

Lionel Bailey spoke in favor.

Motion to approve 4' 7" made by Mr. Ewing, seconded by Mr. Telich.

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

**13. 19526 Spyglass Hill Ave.
Paige Harvell
Jason Brown**

**Lot 216
Santa Maria
Rural 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 15' to extend garage area of an existing residence.

Mike Porter spoke in favor.

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

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

**14. 637 Lucilla Ln.
Nelson Dakmak
Jennifer Robshaw**

**Lot 2
Wolfe Place
A4 Zoning District
Council District 10 - Wicker**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 7.5 & 11.3 of the Baton Rouge City-Parish Unified Development Code, to allow a non-conforming structure to be structurally altered and be constructed 2' from the side property line and 1.84' from rear property line.

Danielle Johnson spoke in favor.

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

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