

AGENDA
METROPOLITAN BOARD OF ADJUSTMENT

February 10, 2020

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

Approval of the December 9, 2019 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.

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| 1. 1757 AVONDALE DR, BATON ROUGE, LA 70808 | Lot 14-A |
| Applicant: John Bugea | A1 Zoning District |
| Owner: John Bugea | Council District 12 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to Reduce the 25 foot required rear yard setback to 10 foot 0 inches.

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 8 foot side yard setback to 6 feet 6 inches to permit the construction of a residential accessory structure for use as a pool house.

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| 2. 23451 HUGGINS LN, ZACHARY, LA 70791 | Lot R. WALLACE |
| Applicant: N/A | RURAL Zoning District |
| Owner: N/A | Council District 1 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 2.3.3 -4 to allow the placement of an individual manufactured home on a lot with an existing residence provided that the applicant demonstrates to the satisfaction of the Board that: 4-a) and 4-b of Sec 2.3.3 can be met

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| 3. 4445 POPLAR ST, BATON ROUGE, LA 70808 | Lot 13-A |
| Applicant: Robert Maginnis of MG3, LLC | A1 Zoning District |
| Owner: Robert Maginnis of MG3, LLC | Council District 12 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 25 foot rear yard setback to 9 feet 10 ³/₄ inches to permit the construction of a new single family residence.

4. 4445 POPLAR ST, BATON ROUGE, LA 70808 Lot 13-A
Applicant: Robert Maginnis of MG3, LLC A1 Zoning District
Owner: Robert Maginnis of MG3, LLC Council District 12

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 8 foot side yard setback to 5 foot 5 ¼ inches to permit the construction of a new single family residence.

5. 5122 HUNTERS PARK AVE, BATON ROUGE, LA 70817 Lot 736
Applicant: Linda Tucker of LJ Tucker Construction, LLC A1 Zoning District
Owner: Linda Tucker of L J Tucker Construction, LLC Council District 8

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 25 foot rear yard setback to 8 feet to permit the construction of a residential accessory structure for a recreational vehicle garage.

6. 12627 N OAK HILLS PKWY, BATON ROUGE, LA 70810 Lot 73
Applicant: Stephen Patrick Green A1 Zoning District
Owner: Stephen Patrick Green Council District 3

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 25 foot rear yard to 19 feet 10 inches for the addition to existing attached residential accessory structure to include covered porch, bathroom and outdoor kitchen.

7. 12228 QUEENSBURY AVE, BATON ROUGE, LA 70815 Lot 852
Applicant: Merrel Porche of MAP DESIGN GROUP, LLC A1 Zoning District
Owner: JOSHUA SMITH Council District 4

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 25 foot rear yard setback to 7 feet 5 inches to permit the construction of a residential addition to include conditioned living space to an existing residence.

8. 7120 JOLIET AVE, BATON ROUGE, LA 70806 Lot 10
Applicant: Gaye McArdle A1 Zoning District
Owner: Eddie Foret Council District 11

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 8 foot side yard setback to 3 feet to permit the construction of a porte cochere

9. 1131 PASTUREVIEW DR, BATON ROUGE, LA 70810 Lot 92
Applicant: Robert Lynch A1 Zoning District
Owner: Anne Graham Council District 3

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the 25 foot rear yard setback to 8 foot 2 inches to permit the construction of a residential accessory structure that is open on four sides to cover a pool area.

10. 11644 SAINT PAUL AVE, BATON ROUGE, LA 70811 Lot 17
Applicant: Edwin Thibodeaux of none A1 Zoning District
Owner: Edwin Thibodeaux of None Council District 2

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 9.5.1 C to permit the construction of a detached residential accessory structure that is greater than 1000 square feet, but does not exceed 30 percent of the total rear yard area.

11. 4956 AUTUMN BROOK DR, BATON ROUGE, LA 70817 Lot 227
Applicant: Richard Weeks RURAL Zoning District
Owner: Richard Weeks Council District 8

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 25 foot rear yard setback to 18 feet 3 inches to permit the construction of an attached residential accessory structure , to include non-conditioned storage space.

12. 23456 PONY DR, ZACHARY, LA 70791 Lot 46-B
Applicant: Edward Mc Queary RURAL Zoning District
Owner: Edward Mc Queary Council District 1

Board of Adjustments Hearing 01/13/2020 Delete

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 2.3.3 E4 to permit the location of a manufactured home on a lot with an existing residence due to hardship.

13. 8014 W PECUE LN, BATON ROUGE, LA 70809 Lot TR. V-1-A
Applicant: Tremaine Smith RURAL Zoning District
Owner: N/A Council District 11

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 2.3.3 E4 to allow for the placement of a individual manufactured housing to be placed on a lot with an existing residence due to hardship.

14. 2684 CORK ST, BATON ROUGE, LA 70806

Applicant: N/A

Owner: N/A

Lot 1

A2 Zoning District

Council District 7

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.502 to reduce the required 21.4 foot rear yard setback to 10 feet to permit the construction of a new single family residence.

15. 350 GROVE AVE, ZACHARY, LA 70791

Applicant: William L Lewis

Owner: William L Lewis

Lot 5-A-1-C

A1 Zoning District

Council District 1

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 9.5.1 C ti allow for the construction of a detached residential accessory structure greater than 1000 square feet, provided that is does not exceed 30% of the rear yard area.

16. 2643 DUKE ST, BATON ROUGE, LA 70805

Applicant: N/A

Owner: Leonard & Debra Dunbar

Lot 16

A3.1 Zoning District

Council District 7

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the required 25 foot rear yard setback to 16 feet to permit the construction of a residential addition to include conditioned living space.

Adjourn