

AGENDA

METROPOLITAN BOARD OF ADJUSTMENT

May 8, 2023

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

Approval of the April 10, 2023 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. 3103 SVENDSON DR, BATON ROUGE, LA 70809 | Lot 226 |
| Applicant: Charles Oliver of C.M. Oliver Architects | A1 Zoning District |
| Owner: Johnathan Flanagan | Council District 11 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 9.5.1 to allow accessory structure over 1,718 sq. ft. into the rear yard as long as the structure does not exceed 30% of rear yard. Rear yard total is approximately 6,230 sq. ft. to construct garage and outdoor living space.

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| 2. 4336 THAMES DR, BATON ROUGE, LA 70814 | Lot 442 |
| Applicant: Angela Toben | A1 Zoning District |
| Owner: Sammy Hives | Council District 12 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.2.1 to reduce portion of the required 8-foot side yard setback to 5-foot to construct a residential accessory structure.

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| 3. 4336 THAMES DR, BATON ROUGE, LA 70814 | Lot 442 |
| Applicant: Angela Toben | A1 Zoning District |
| Owner: Sammy Hives | Council District 5 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.2.1 to reduce a portion of the required 25-foot rear yard setback to 10-foot to construct a residential accessory structure.

4. 5703 VALLEY FORGE AVE, BATON ROUGE, LA 70808 Lot 169
Applicant: Ted Major of The Major Agency, LLC A1 Zoning District
Owner: Theodore Major of The Major Agency LLC Council District 12

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 9.5.1 & Table 11.A to reduce a portion of the required 8-foot side yard setback to 4 feet.

5. 5703 VALLEY FORGE AVE, BATON ROUGE, LA 70808 Lot 169
Applicant: Ted Major of The Major Agency, LLC A1 Zoning District
Owner: Theodore Major of The Major Agency LLC Council District 5

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 9.5.1 & Table 11.A to reduce a portion of the required 25-foot side yard setback to 19 feet.

6. 1613 ROSEMONT DR, BATON ROUGE, LA 70820 Lot 18
Applicant: Brant Kogel of Delta Construction Group LLC A1 Zoning District
Owner: Brant Kogel of Delta Construction Group LLC Council District 12

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 9.5.2.D.2 to allow the construction of an 8 foot fence above retaining wall which varies in height.

7. 11338 HIGHLAND RD, BATON ROUGE, LA 70810 Lot 16
Applicant: Christian Baynham of Harvest Companies A1 Zoning District
Owner: Christian Baynham of Harvest Companies Council District 12

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 9.5.1 to allow the construction of a 5,700 sq ft accessory structure.

8. 19879 OLD SCENIC HWY, ZACHARY, LA 70791 Lot TR. B-1-D-3
Applicant: julio Estrada A1 Zoning District
Owner: julio estrada Council District 12

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 11.2.3 to allow a second manufactured home on a single lot.

9. 7152 JOLIET AVE, BATON ROUGE, LA 70806 Lot 24
Applicant: Mark Matthews of Mark P Matthews, AIA, Architect R Zoning District
Owner: Jimmy Rush Council District 1

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.2.1 to reduce a portion of required 8-foot side yard setback to 5-foot to construct a new single family dwelling.

Adjourn