

AGENDA

METROPOLITAN BOARD OF ADJUSTMENT

June 15, 2020

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

PLEASE NOTE: All attendees of the meeting are required to wear face covering while in the building at all times. Under the current guidelines the maximum occupant load for council chambers is 38 people and will be enforced. Attendees will be allowed to enter the meeting room when the case number is called and in strict accordance with the guidelines.

Approval of the March 9, 2020 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. 5122 HUNTERS PARK AVE, BATON ROUGE, LA 70817 | Lot 736 |
| Applicant: Linda Tucker of LJ Tucker Construction, LLC | A1 Zoning District |
| Owner: Brian Thibodaux | 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 8 foot side yard setback to 5 feet to permit the construction of a residential accessory structure for a recreational vehicle garage.

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| 2. 7262 SEVENOAKS AVE, BATON ROUGE, LA 70806 | Lot 5-A |
| Applicant: Andy Simon | A1 Zoning District |
| Owner: Andy Simon | 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 E1 to allow the expansion of a non-conformity 14 feet 4 inches from the property line, for residential addition to a non-conforming structure.

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| 3. 1932 GLENMORE AVE, BATON ROUGE, LA 70808 | Lot 2-A |
| Applicant: Teri Hutchinson | A1 Zoning District |
| Owner: Teri Hutchinson | 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 7 feet 7 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 right side yard setback to 5 feet to permit the construction of a new single family residence and accessory structure.

4. 1920 TARA BLVD, BATON ROUGE, LA 70806	Lot 469-A
Applicant: Amy Comeaux of Ritter Maher Architects	A1 Zoning District
Owner: Roland Toupes	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 25 foot rear yard setback to 7 feet 6 inches to permit the construction of a new single family residence.

5. 1920 TARA BLVD, BATON ROUGE, LA 70806	Lot 469-A
Applicant: Amy Comeaux of Ritter Maher Architects	A1 Zoning District
Owner: Roland Toupes	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 right side yard setback to 5 feet to permit the construction of a new single family residence.

6. 13352 BLOUIN RD, BATON ROUGE, LA 70819	Lot Z-2-A-2-A
Applicant: Ron Sheets	RURAL Zoning District
Owner: Pam Sheets	Council District 4

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.

7. 1212 S ACADIAN THWY, BATON ROUGE, LA 70806	Lot 7-A-2
Applicant: Ryan Shahan of Verizon Wireless	Zoning District
Owner: Derren Johnson	Council District 7

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 2.3.3 E1 to allow the expansion of a non-conforming structure to permit the construction of a cellular tower.

8. 16456 PRIDE-BAYWOOD RD, ZACHARY, LA 70791	Lot X-1-A-5-E-3
Applicant: Zelda Courtney	RURAL Zoning District
Owner: Zelda Courtney	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 E4 to allow the placement of a 2nd manufactured home on a lot with an existing residence due to hardship.

9. 350 SUNSET BLVD, BATON ROUGE, LA 70808

Applicant: Lionel Bailey

Owner: David Carter

Lot 80-B

A1 Zoning District

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 7 feet 4 inches to permit the construction of a new attached residential accessory structure to include outdoor kitchen, pool cabana and outdoor seating and dining.

10. 3122 TORRANCE DR, BATON ROUGE, LA 70809

Applicant: Lionel Bailey

Owner: Reid Bateman

Lot 263

A1 Zoning District

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 25 foot rear yard setback to 7 foot 3 inches, for the construction of a new office.

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 1 inch to construct a new garage and storage addition

11. 221 KNOX HILL DR, BATON ROUGE, LA 70810

Applicant: Lionel Bailey

Owner: Frank Tomeny

Lot 7

A1 Zoning District

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 16 feet to permit the construction of a residential addition.

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 residential addition.

12. 381 ZIMMERMAN RD, ZACHARY, LA 70791

Applicant: Mikel Monistere

Owner: Mikel Monistere

Lot B-1-A

RURAL Zoning District

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 E5 to permit the location of an individual manufactured home on a lot of more than 3 acres with an existing residence.

13. 1121 BELVEDERE DR, BATON ROUGE, LA 70808

Applicant: Georgia LaNasa

Owner: Paul Tessier

Lot 22-X

A1 Zoning District

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 set back to 3 feet to permit the construction of a residential addition.

14. 3648 PRIMROSE ST, BATON ROUGE, LA 70808 Lot 7
Applicant: Christine Graham A1 Zoning District
Owner: Christine Graham 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 right side yard setback to 5 feet to permit the construction of residential addition.

15. 15003 VINTAGE JADE CT, BATON ROUGE, LA 70817 Lot 23
Applicant: Paula Espinosa of Bardwell Homes LLC A2.6 Zoning District
Owner: BARDWELL CONSTRUCTION CO., LLC Council District 9

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.3 to reduce the 20 foot required rear yard setback to 15 feet to permit the construction of a new single family residence.

16. 15035 VINTAGE JADE CT, BATON ROUGE, LA 70817 Lot 31
Applicant: Scott Bardwell A2.6 Zoning District
Owner: Scott Bardwell Council District 9

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 12 feet to permit the construction of a new single family residence.

17. 15053 SHENANDOAH VIEW CT, BATON ROUGE, LA 70817 Lot 3
Applicant: Scott Bardwell A2.6 Zoning District
Owner: Scott Bardwell Council District 9

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 13 feet to permit the construction of a new single family residence.

18. 305 SAINT THOMAS LN, BATON ROUGE, LA 70806 Lot 26
Applicant: PAN CORPORATION A3.2 Zoning District
Owner: PAN CORPORATION 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 15 feet to permit the construction of a new single family townhouse.

24. 5766 RIVERBEND BLVD, BATON ROUGE, LA 70820	Lot 22
Applicant: Charles Oliver of C.M. Oliver Architects	A1 Zoning District
Owner: Steven Ullrich	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 20 foot side yard setback on a corner lot to 10 feet 7 inches to permit the construction of an attached residential accessory to include garage, outdoor litchen and outdoor lining space.

25. 1555 KNOLLWOOD DR, BATON ROUGE, LA 70808	Lot 1-A
Applicant: Walter Comeaux	A1 Zoning District
Owner: Walter Comeaux	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 6 foot 3 inches to permit the construction of an attached residential accessory structure for added storage and garage.

Adjourn