

AGENDA
METROPOLITAN BOARD OF ADJUSTMENT

August 8, 2022

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

Approval of the July 11, 2022 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. 17012 SHARPSBURG AVE, BATON ROUGE, LA 70817 | Lot 988 |
| Applicant: Jacob Buhler | A1 Zoning District |
| Owner: Jill Vybiral | Council District 9 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.2.1 to reduce the required 25 foot rear yard setback to 17 foot 4 inch rear yard setback to construct an addition to an existing single family dwelling.

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| 2. 13411 COUNTRY MEADOW AVE, BATON ROUGE, LA 70817 | Lot 131 |
| Applicant: Beau Flavin | A3.1 Zoning District |
| Owner: Beau Flavin | Council District 10 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 11.2.1 Table 11.A to decrease the required 25 foot rear yard setback to 18 foot rear yard setback to allow the addition of a private master suite on an irregular shaped lot.

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| 3. 4034 POCASSET ST, BATON ROUGE, LA 70805 | Lot 10 |
| Applicant: Larry Dents | A1 Zoning District |
| Owner: Larry Dents | Council District 11 |

Applicant requests the Metropolitan Board of Adjustment to grant a(n) an exception to the Unified Development Code Section(s) 11.2.1, to reduce the 25 foot rear yard setback to a 13 foot 11 inch rear yard setback to construct an addition to a single-family dwelling.

4. 19815 DEER CREEK DR, ZACHARY, LA 70791

Lot 13

Applicant: Stacie Hawkins

RURAL Zoning District

Owner: Pamela Templet

Council District 1

Applicant requests the Metropolitan Board of Adjustment to grant a(n) an exception to the Unified Development Code Section(s) 9.3.5, to reduce the required 100 foot frontage on a Parish-maintained road to an 80 foot frontage, to reconstruct a non-conforming structure.

5. 5206 CAPITAL HEIGHTS AVE, BATON ROUGE, LA 70806

Lot 1

Applicant: Mark Nehlig

A2 Zoning District

Owner: Mark Nehlig

Council District 7

Applicant requests the Metropolitan Board of Adjustment to grant a(n) an exception to the Unified Development Code Section(s) Section 11.2.1, to reduce the required 15 foot corner side yard setback to 7 foot 0 inches to construct an accessory dwelling.

6. 669 LOUISE ST, BATON ROUGE, LA 70802

Lot E

Applicant: Lynnette Gordon

A3.1 Zoning District

Owner: Bobby Smith

Council District 10

Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 10.6.3 to reduce the Old Town overlay district's requirement of a 10 foot rear yard setback to 6 foot 7 inches to construct an addition to a single family residence.

7. 669 LOUISE ST, BATON ROUGE, LA 70802

Lot E

Applicant: Lynnette Gordon

A3.1 Zoning District

Owner: Bobby Smith

Council District 10

Applicant requests the Metropolitan Board of Adjustment to grant a(n) exception to the Unified Development Code Section(s) 10.6.3 to reduce the 4 foot 3.5 inch setback to 3 foot 0 inches to construct an addition to a single family residence, where Old Town overlay district requires a minimum of 10 percent of lot with side yard setback, to permit the expansion of a non-conforming structure.

Adjourn