

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

April 11, 2022

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

The meeting was called to order at 3:34 p.m. Board members in attendance included Andrew Reynolds, Michael Telich, Parker Ewing and Michael Carmouche. Also in attendance were Maimuna Magee from Parish Attorney's Office, and Blake Steiner and Richelle Shropshire from the Department of Development.

Approval of the March 14, 2022 Minutes.

*Motion to approve made by Parker Ewing, seconded by Michael Telich.
Motion passed. 4 Yeas, 0 Nays*

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| 1. 5677 Castile Ave, Baton Rouge, LA.
Jerome Serio | Lot B-1
Westdale
A2 Zoning District
Council District 07- Cole |
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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 5 foot side yard setback to 1 foot 8 inches to construct a new accessory structure.

*Owner Jerome Serio spoke about project and presented neighbor's affidavit in favor of project. Blake Steiner spoke about the Board's jurisdiction and suggested Board approved the 3 feet they are allowed. Board member Andrew Reynold's suggested project be deferred 30 days for owner to consult Parish Attorney for exception.
Motion to defer made by Parker Ewing, seconded by Micheal Telich.
Motion passed. 4 Yeas, 0 Nays*

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| 2. 3722 Churchill Ave, Baton Rouge, LA.
Matthew Doiron | Lot 9
Walnut Hills
A1 Zoning District
Council District 7- Cole |
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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.

*Matthew Doiron spoke in favor and presented case.
Motion to approve made by Parker Ewing, seconded by Michael Carmouche.
Motion passed. 4 Yeas, 0 Nays*

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| 3. 5946 Cherryridge Dr, Baton Rouge, LA.
Anthony Gambino
Ronald DeCuir, Jr. | Lot 34
University Club Plantation
A1 Zoning District
Council District 11- Adams |
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Applicant requests the Metropolitan Board of Adjustment to grant a(n) an exception to the Unified Development Code Section(s) Section 2.3.3.D.1, to permit the expansion of a non-conforming structure, provided that no new violations of setbacks or required landscape buffers are created.

*Anthony Gambino, Ronald DeCuir's Attorney-in-fact, spoke in favor and on behalf of owner. Neighbor Johnette Martin spoke in opposition, stating that approval of this case will bring property value down.
Motion to approve made by Michael Carmouche and seconded by Parker Ewing.
Motion passed. 4 Yeas, 0 Nays*

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| 4. 1576 Stanford Ave, Baton Rouge, LA
Charles Oliver
Brad Zito | Lot 1-A
Etta B Jolly Tract
A1 Zoning District
Council District 12- Racca |
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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 8' side yard setback to 5' to allow the enlargement of the main bath of the single-family residence on an irregular shaped lot.

*Stephanie LeClercq spoke in favor and on behalf of owner.
Motion to approve made by Andrew Reynolds, seconded by Michael Telich.
Motion passed. 4 Yeas, 0 Nays*

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| 5. 821 Hurst Ave, Baton Rouge, LA.
Maria Reyes | Lot 2
Suburb Gracie
C2 Zoning District
Council District 10- Coleman |
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Applicant requests the Metropolitan Board of Adjustment to grant a(n) variance to the Unified Development Code Section(s) 7.6 to allow the renovation of a nonconforming structure.

*BJ Pighel spoke on behalf of owner.
Motion to approve made by Michael Carmouche and seconded by Parker Ewing.
Motion passed. 4 Yeas, 0 Nays.*

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| 6. 12725 Delores Dr, Baton Rouge, LA.
Ingrid Butler | Lot 8
Shamrock Plaza
A1 Zoning District
Council District 12- Racca |
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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 side yard setback to 3 foot 3 inches, to allow construction to home due to tree falling on addition that was previously constructed without permitting and encroaches side yard setback.

*Ingrid Butler, owner, spoke in favor.
Motion to approve made by Parker Ewing, seconded by Michael Carmouche
Motion passed. 4 Yeas, 0 Nays.*

Adjourn