

**MINUTES**

**METROPOLITAN BOARD OF ADJUSTMENT**

**May 8, 2023**

**3:30 p.m.**

**222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348**

The meeting was called to order at 3:30 p.m. Board members in attendance included Andrew Reynolds, Parker Ewing, Michael Telich, Michael Carmouche and Brian Lafleur. Also, in attendance were Maimuna Magee from Parish Attorney's Office, and Tiffany Morgan from Department of Development.

**Approval of the April 10, 2023 Minutes**

Motion to approve the April 10, 2023 Minutes made by Mr. Ewing, seconded by Mr. Lafleur  
Motion passed. 5 Yeas, 0 Nays

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| <p><b>1. 3103 Svendson Dr</b><br/><b>Charles Oliver of C.M. Oliver Architects</b><br/><b>Johnathan Flanagan</b></p> | <p><b>Lot 226</b><br/><b>Jefferson Place</b><br/><b>A1 Zoning District</b><br/><b>Council District 11- Adams</b></p> |
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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.

Mr. Flanagan, spoke in favor. Neighbors spoke in opposition  
 Motion to Defer made by Mr. Ewing, seconded by Mr. Carmouche  
 Motion passed, with 5 Yeas 0 Nays.

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| <p><b>2. 4336 Thames Dr</b><br/><b>Angela Toben</b><br/><b>Sammy Hives</b></p> | <p><b>Lot 442</b><br/><b>Monticello</b><br/><b>A1 Zoning District</b><br/><b>Council District 5 - Green</b></p> |
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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 portion of the required 8-foot side yard setback to 5-foot to construct a residential accessory structure.

Mr. Hives, spoke in favor.  
 Motion to Approve made by Mr. Ewing, seconded by Mr. Lafleur  
 Motion passed, with 5 Yeas 0 Nays.

**3. 4336 Thames Dr  
Angela Toben  
Sammy Hives**

**Lot 442  
Monticello  
A1 Zoning District  
Council District 5-Green**

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.

Mr. Hives, spoke in favor.  
Motion to Approve made Mr. Ewing, seconded by Mr. Lafleur  
by,  
Motion passed, with 5 Yeas 0 Nays.  
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**4. 5703 Valley Forge Ave  
Ted Major of The Major Agency, LLC  
Theodore Major of The Major Agency LLC**

**Lot 169  
Concord Estates  
A1 Zoning District  
Council District 12 - Racca**

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.

Mr. Curtis, spoke in favor.  
Motion to Approve made Mr. Carmouche, seconded Mr. Lafleur  
by, by  
Motion passed, with 5 Yeas 0 Nays.  
d,

**5. 5703 Valley Forge Ave  
Ted Major of The Major Agency, LLC  
Theodore Major of The Major Agency, LLC**

**Lot 169  
Concord Estates  
A1 Zoning District  
Council District 12- Racca**

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.

Mr. Curtis, spoke in favor.  
Motion to Approve made Mr. Carmouche, seconded by Mr. Lafleur  
by,  
Motion passed, with 5 Yeas 0 Nays.  
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**6. 1613 Rosemont Dr  
Brant Kogel of Delta Construction Group LLC  
Brant Kogel of Delta Construction Group LLC**

**Lot 18  
Westdale Heights  
A1 Zoning District**

**Council District 12 - Racca**

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.

Mr. & Mrs Tucker, spoke in favor.  
Motion to Approve made Mr. Ewing , seconded Mr.  
by, Carmouche  
Motion passe , with 5 Yeas 0 Nays.  
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- 7. 11338 Highland Rd Lot 16**  
**Christian Baynham of Harvest Companies Highland Estates**  
**Christian Baynham of Harvest Companies A1 Zoning District**  
**Council District 12-Racca**

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.

Mr. Baynham, spoke in favor.  
Motion to Approve made Mr. Ewing , seconded by Mr. Lafleur  
by,  
Motion passe , with 5 Yeas 0 Nays.  
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- 8. 19879 Old Scenic Hwy Lot TR. B-1-D-3**  
**Julio Estrada Blankenship, George Tract**  
**Julio Estrada A1 Zoning District**  
**Council District 1-Noel**

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.

Mr. Estrada, spoke in favor  
Motion to Approve made Mr. Carmouche , seconded by Mr. Lafleur  
by,  
Motion passe , with 5 Yeas 0 Nays.  
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- 9. 7152 Joliet Ave Lot 24**  
**Mark Matthews of Mark P Matthews, AIA, Architect Goodwood Estates**  
**Jimmy Rush R Zoning District**  
**Council District 11-Adams**

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.

Mr. Matthews, spoke in favor.  
Motion to Approve made Mr. Carmouche , seconded by Mr. Ewing  
by,  
Motion passe , with 5 Yeas 0 Nays.  
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Adjournment