

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

July 11, 2022

3:30 p.m.

222 ST. LOUIS STREET, THIRD FLOOR, ROOM 348

The meeting was called to order at 3:35 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 Kristen Henderson from the Department of Development.

Approval of the June 13, 2022 Minutes.

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

**1. 537 Cornell Ave, Baton Rouge, LA
John Morganti**

**Lot 8
College Town
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) 11.2.1 to reduce the 8 foot side yard setback a 3 foot side yard setback to construct an addition onto an existing single family dwelling.

John Morganti spoke about project. Stated house has no covered parking and wanting to add garage. States he needs more space. 16 foot section of driveway to neighbor. Presented letter of no objection from neighbor and has approval from neighbors around property.

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

**2. 12531 W Lake Estates Ave, Baton Rouge, LA
Robert Holford
Sharon Ford**

**Lot 8
The Lake Estates at Oak Hills
A1 Zoning District
Council District 3- Gaudet**

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 3 foot rear yard setback to construct an addition to an existing single family dwelling.

Robert Holford presented the case. Spoke about the lot and adjacent neighbors, adjacent lot behind property is vacant as neighbor has moved. Board members presented questions and concerns about lot. Telich raised concerns about how there is no neighbor at rear to oppose or approve and decision will impact potential new neighbor. Sharon Ford, owner, states that realtor has let potential buyers know of the new setback, pending board approval. Potential use would be main office and pool house. Board does not see hardship.

*Motion to deny made by Michael Carmouche, seconded by Andrew Reynolds.
Motion denied. 3 Yeas, 1 Nays Parker Ewing*

**3. 730 Park Blvd, Baton Rouge, LA
Morgan Field**

**Lot 10
Roseland Terrance
A3.1 Zoning District
Council District 10- Coleman**

Applicant requests the Metropolitan Board of Adjustment to grant a(n) an exception to the Unified Development Code Section(s) Section 10.6.3 to allow a reduction of the 8 foot 6 inch side yard setback to 3 foot 0 inches to construct an addition to an existing single-family dwelling.

Morgan Field presented case, state carport has been there since 1930s. No oppositions. Ewing stated he did not understand why he had to present case as carport already extends further than the house. Maimuna Magee, Parish Attorney, explained that owner is expanding footprint and is required to come to board for approval. Motion to approve made by Parker Ewing and seconded by Michael Carmouche. Motion passed. 4 Yeas, 0 Nays

**4. 3871 S Ramsey Dr, Baton Rouge, LA
Rick Vinyard
Molly Mayeux**

**Lot 16
Etta B Jolly Tract
A1 Zoning District
Council District 7- Cole**

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 foot side yard setback to 4 foot setback to construct an addition to an existing single family dwelling.

Mr. Mayeux presented case of expansion. Will impact one neighbor, states they are about 20-25 feet away from neighbor. If shifted proposed addition, they would have to cut down 100 year old oak tree. Motion to approve made by Andrew Reynolds, seconded by Parker Ewing. Motion passed. 4 Yeas, 0 Nays

**5. 15313 Milldale Rd, Baton Rouge, LA
Bldg A
Sheila Barber**

**Lot JJ-2
Baker, J. J. Tract
R Zoning District
Council District 1- Noel**

The applicant requests to replace a manufactured home on a lot with an existing residence per Unified Development Code Section 9.3.5.

Sheila Barber presented case. States mobile home caught on fire and wants to replace mobile home for son to be able to care for her. Telich explained the board has the authority to grant approval for 2 consecutive six month time periods and owner will have to come back and reapply for new variance if time needs to be extended. Motion to approve made by Michael Telich and seconded by Michael Carmouche. Motion passed. 4 Yeas, 0 Nays.

Adjourn