

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

August 8, 2022

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, Michael Telich, Parker Ewing, Brian Lafluer, and Michael Carmouche. Also in attendance were Maimuna Magee from Parish Attorney's Office, and Richelle Shropshire from the Department of Development.

Approval of the July 11, 2022 Minutes.

*Motion to approve made by Parker Ewing, seconded by Michael Carmouche.
Motion passed. 5 Yeas, 0 Nays*

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| 1. 17012 Sharpsburg Ave. Baton Rouge, LA.
Jacob Buhler
Jill Vybiral | Lot 988
Shenandoah Estates
A1 Zoning District
Council District 09- Hudson |
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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 25 foot rear yard setback to 17 foot 4 inches to construct an addition to an existing single family dwelling.

*Owner Jerome Serio spoke about project and presented case on behalf of owners.
Motion to approve made by Parker Ewing, seconded by Micheal Carmouche.
Motion passed. 5 Yeas, 0 Nays*

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| 2. 13411 Country Meadow Ave. Baton Rouge, LA.
Beau Flavin | Lot 131
Country Manor
A2 Zoning District
Council District 8- Amoroso |
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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 25 foot rear yard setback to 18 foot 3 inches to construct a single family residence.

*Michael Clark, Beau Flavin's neighbor, spoke in favor and presented case on behalf of owner. Board members asked questions.
Motion to approve made by Michael Carmouche, seconded by Parker Ewing.
Motion passed. 5 Yeas, 0 Nays*

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| 3. 4034 Pocasset St. Baton Rouge, LA.
Larry Dents | Lot 10
Prosperity Addition
A3.1 Zoning District
Council District 10- Coleman |
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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.

*Michael Porter spoke on behalf of owner. Board members determined lot was very narrow.
Motion to approve made by Parker Ewing and seconded by Brian Lafluer.
Motion passed. 5 Yeas, 0 Nays*

**4. 19815 Deer Creek Dr. Zachary, LA
Stacie Hawkins
Pamela Templet**

**Lot 13
Deer Park
R 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) 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.

*Pamela Templet presented case and spoke of hardships, while taking care of 90 year old parent and reasoning for the manufactured home, while taking care of 90 year old parent. Ricky Kinsel and Heather Kinsel, neighbors, spoke in opposition. They stated the manufactured home is too close to their property. They also feel there are too many renters in neighborhood. The Kinsels spoke about how neighbors are very loud and they often hear noises and engines revving late at night/early morning. Board members asked questions, but concluded, along with Parish Attorney, that the applicants selected the incorrect exception item on application, which does not coincide with what owners are asking for. Andrew suggested to owners to get with opposing neighbors to come to an agreement, and to consult with their reviewer and Blake Steiner, Deputy Building official, about which variance or exception the applicants qualify for.
Motion to defer made by Andrew Reynolds, seconded by Parker Ewing.
Motion passed. 5 Yeas, 0 Nays*

**5. 5206 Capital Heights Ave. Baton Rouge, LA.
Mark Nehlig**

**Lot 1
Capital Heights
A2 Zoning District
Council District 7- Cole**

Applicant requests the Metropolitan Board of Adjustment to grant a(n) 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.

*Mark Nehlig, owner, presented the case.
Motion to approve made by Parker Ewing and seconded by Michael Carmouche.
Motion passed. 5 Yeas, 0 Nays.*

**6. 669 Louise St. Baton Rouge, LA.
Lynette Gordon
Bobby Smith**

**Lot E
Addition to Suburb Swart
A3.1 Zoning District
Council District 10- Coleman**

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.

Case #6 and #7 presented together.

7. 669 Louise St. Baton Rouge, LA.

Lot E

Lynette Gordon
Bobby Smith

Addition to Suburb Swart
A3.1 Zoning District
Council District 10- Coleman

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.

Board request to hear both cases #6 and #7 together.

Lynette Gordon, owner, presented the case. Spoke about adding on to house for mother. Explained how lot is small and shaped irregularly.

Motion to approve both items #6 and #7 made by Parker Ewing, seconded by Brian Lafluer.

Motion passed. 5 Yeas, 0 Nays.

Adjourn