

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

September 12, 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 August 8, 2022 Minutes.

Motion to approve made by Parker Ewing, seconded by Michael Carmouche.

Motion passed. 5 Yeas, 0 Nays

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|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1. 19406 Spyglass Hill Dr, Baton Rouge, LA
Curtis Zeringue | Lot 213
Santa Maria
RURAL Zoning District
Council District 9 - Hudson |
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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 19 foot 6 inch rear yard setback to construct an addition to a single-family dwelling.

Curtis Zeringue present case and pictures.

Motion to approve made by Parker Ewing, seconded by Brian Lafluer.

Motion passed. 5 Yeas, 0 Nays

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| 2. 1829 Applewood Dr, Baton Rouge, LA
Angel Ortiz
Ashley Walvoord | Lot 6
Walden
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 foot side yard setback to 7 foot 0 inches to construct an addition to an existing single family dwelling.

Angel Ortiz and Ashley Walvoord spoke in favor and presented item #1 and #2, stating lot is trapezoid shaped. Board members notice house is already close to property line.

Motion to approve made by Michael Carmouche, seconded by Parker Ewing.

Motion approved. 5 Yeas, 0 Nays

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|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 3. 1829 Applewood Dr, Baton Rouge, LA
Angel Ortiz
Ashley Walvoord | Lot 6
Walden
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 25 foot rear yard setback to 8 foot 8 inches to construct an addition to an existing single family dwelling.

*Angel Ortiz and Ashley Walvoord spoke in favor and presented item #1 and #2, stating lot is trapezoid shaped. Board members notice house is already close to property line.
Motion to approve made by Michael Carmouche, seconded by Parker Ewing.
Motion approved. 5 Yeas, 0 Nays*

**4. 8620 Lemon Rd, Slaughter, LA
Dale Hodges**

**Lot B-4
Dobrowolski Tract
R Zoning District
Council District 1- Noel**

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.

*Dale Hodges presented case. Board members informed applicants of the Board being able to approve for up to 6 months with an additional 6 month extension. Applicants agreed to come back after a year.
Motion to approve made by Parker Ewing, seconded by Michael Telich.
Motion passed. 5 Yeas, 0 Nays*

**5. 18415 Weatherwood Dr, Baton Rouge, LA
Paul Harper**

**Lot 147
The Lake at White Oak
R Zoning District
Council District 9 - Hudson**

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 21 foot 0 inches to construct an accessory structure.

*Paul Harper and Chad Nolan presented case and presented Board with an architectural review of subdivision.
Motion to approve made by Michael Carmouche and seconded by Brian Lafluer.
Motion passed. 5 Yeas, 0 Nays.*

**6. 5206 Capital Heights Ave, Baton Rouge, LA
Mark Nehlig**

**Lot 1
Capital Heights
A1 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) 11.2.1 to reduce the required 15 foot corner side yard setback to 7 foot 0 inches to construct an addition to a single family dwelling.

*Mark Nehlig presented case and stated his request is that same as his approval from last month's MBOA application. The only thing that has changed is connecting the accessory building to house, with a breezeway.
Motion to approve made by Parker Ewing and seconded by Michael Carmouche.
Motion passed. 5 Yeas, 0 Nays.*

**7. 22815 Plank Rd, Slaughter, LA
David Thibodeaux
Cheryl Venable**

**Lot T.R. C-2-A-1
Hunt, A. E. Property
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) 8.3 (D), to allow a second principle building on a rural zoned lot to relocate a manufactured home.

David Thibodeaux presented case on behalf of owner and explained owner's hardship. Board members informed applicants of the Board being able to approve for up to 6 months with an additional 6 month extension.

Applicants agreed to come back after a year.

Motion to approve made by Parker Ewing and seconded by Michael Telich.

Motion passed. 5 Yeas, 0 Nays.

- 8. 22055 Ligon Rd, Zachary, LA
Pamela Knight**

**Lot T.R. 2-C-1
Dupree, Glen Tract
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) 8.3 (D), to allow a second principle building on a rural zoned lot to relocate a manufactured home.

Parents of homeowner Pamela Knight, Philip and Josephine Knight, along with niece, presented case. The Knights explained hardship of declining health and wanting to downsize and be closer to daughter. Board members informed applicants of the Board being able to approve for up to 6 months with an additional 6 month extension. Applicants agreed to come back after a year.

Motion to approve made by Parker Ewing and seconded by Michael Carmouche.

Motion passed. 5 Yeas, 0 Nays.

- 9. 1042 Glenmore Ave, Baton Rouge, LA
Stewart DeVille
John and Jill Dunlap**

**Lot 19
Steele Place
R 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 8 foot side yard setback requirement to 3 foot to construct an addition to a single-family dwelling.

John Dunlap presented case.

Motion to approve made by Parker Ewing and seconded by Brian Lafluer.

Motion passed. 5 Yeas, 0 Nays.

Adjourn