

The minutes are taken from the meeting to represent items addressed and actions taken by this board. All meetings are recorded with audio for our records. In the event these minutes are ever in question or controversy, the audio archive shall be used to determine the actual item or action taken by individuals present at this meeting.

MINUTES
CITY OF CENTRAL BOARD OF ADJUSTMENT
Thursday, January 28, 2010

The Board of Adjustment of the City of Central held a Public Meeting on Thursday, January 28, 2010 at 5:30 pm in the Kristenwood Building, 14025 Greenwell Springs Road, Greenwell Springs (Central) Louisiana in regular session convened:

1. Call to Order

The meeting was called to order at 5:30pm

2. Roll Call

Members present: Messrs: Oliver Dickerson, Marvin Garrene, Donald Ray Lovett, Richard Patterson, Ray Richard.

Members absent None

Also present Mr. David Barrow, Mrs. Kathi Cowen, Mr. Matt Zyjewski, City of Central Staff.

3. Election of Chairman for 2010

A motion to elect Mr. Ray Richard as Chairman was made by Mr. Oliver Dickerson, seconded by Mr. Richard Patterson. Vote: 4 yeas, 0 nays, and 1 abstention (Mr. Ray Richard) and the motion carried.

4. Election of Vice-Chairman for 2010

A motion to elect Mr. Donald Ray Lovett as Vice-Chairman was made by Mr. Ray Richard, seconded by Mr. Richard Patterson. Vote: 4 yeas, 0 nays, 1 abstention (Mr. Donald Ray Lovett) and the motion carried.

5. Approval of Minutes from December 10, 2009

A motion to approve the minutes was made by Mr. Oliver Dickerson, seconded by Mr. Richard Patterson. Vote: 3 yeas (Messrs: Dickerson, Patterson, Richard), 0 nays, 2 abstentions (Messrs: Garrene, Lovett) and the motion carried.

6. Consent Agenda

No items were on the Consent Agenda.

PUBLIC HEARING CASES (NEW BUSINESS):

7. CASE BOA-02-10

10354 Arleen Dr.
Applicant: Robert Connor

Lot A-2-A-3
Rural

The applicant requests the Board of Adjustment grant a waiver of Section 3.2 (B)(5)(b) of the Unified Development Code to allow a hardship in conjunction with the housing of aged, ill or otherwise incapacitated, or handicapped family members, or wards for which the existing residents are or may become responsible.

January 19, 2010

MEMORANDUM

TO: Board of Adjustments
FROM: Kathryn W. Cowen, Planning and Zoning Manager
SUBJECT: **Case BOA-02-10**

LOCATION This property is located at 10354 Arleen Avenue on Lot A-2-A-3 in the Blackwater Estates Subdivision.

LAND USE CATEGORY Existing Residential

PRESENT ZONING Rural

LOT/BLOCK NUMBER 16

LOT ID NUMBER 241760027

APPLICANT Robert Connor

APPLICANT REQUEST The applicant requests the Board of Adjustment grant a waiver of Section 3.2 (B)(5)(b) of the Unified Development Code to allow a hardship in conjunction with the housing of aged, ill or otherwise incapacitated, or handicapped family members, or wards for which the existing residents are or may become responsible.

STAFF COMMENTS

1. **Existing land use** is Residential.
Surrounding land use is Residential.
2. **Existing zoning** is Rural.
3. **Size** of subject property is approximately a half acre.
4. **Master Plan Statement** The proposed project is in Planning District 2. The subject property is designated as Existing Residential on the Master Plan.
5. **Additional Comments** None
6. Scheduled for Board of Adjustments Meeting on **January 28, 2010**.

Mr. Robert Connor, the applicant, spoke in favor of the waiver request.

Mr. Ronald Grant, 10342 Arleen Avenue, spoke in opposition to the waiver request. Mr. Grant stated that Mr. Connor's trailer was nine feet from his property line.

Board Action:

Mr. Ray Richard, board member, stated that he would like to see a better site plan and made a motion to defer this item until next month, seconded by Mr. Oliver Dickerson. Vote: 5 yeas, 0 nays and the motion carried.

PUBLIC HEARING CASES (OLD BUSINESS):

8. CASE BOA-32-09

**17651 Greenwell Springs Road
Applicant: Stephanie Sanders**

**Lot A-2
Light Commercial**

The applicant requests the Board of Adjustments grant a waiver of Section 16.3(B)(1) of the Unified Development Code to allow an additional monument sign.

January 19, 2010

MEMORANDUM

TO: Board of Adjustments

FROM: Kathryn W. Cowen, Planning and Zoning Manager

SUBJECT: **Case BOA-32-09**

LOCATION This property is located at 17651 Greenwell Springs Road which is on the west side of the Greenwell Springs Road on Lot A-2 near the intersection of Bellingrath Lakes Avenue.

LAND USE CATEGORY General Commercial

PRESENT ZONING C-1 (Light Commercial)

LOT/BLOCK NUMBER 116

LOT ID NUMBER 611160298

APPLICANT All About U Massage LLC, Stephanie Sanders

APPLICANT REQUEST The applicant is requesting a waiver of Section 16.3(B)(1) of the Unified Development Code to allow the placement of an additional monument sign.

STAFF COMMENTS

1. **Existing land use** is Commercial.
Surrounding land use is Commercial and Residential.
2. **Existing zoning** is C-1 (Light Commercial).
3. **Size** of subject property is approximately 2.03 acres.
4. **Master Plan Statement** The proposed project is in Planning District 6. The subject property is designated as General Commercial on the Master Plan.
5. **Additional Comments** The City of Central Staff notes that there are already two monument signs in place at this location.
6. Scheduled for Board of Adjustments Meeting on **January 28, 2010.**

Ms. Stephanie Sanders, applicant, pleaded her case for a monument sign. There was a discussion between the applicant and the board members.

No one else spoke during the public hearing.

Board Action:

*A motion to defer this item was made by Mr. Richard Patterson, seconded by Mr. Ray Richard.
Vote: 5 yeas, 0 nays and the motion carried.*

9. Announcements

None.

10. Adjourn

The meeting was adjourned at 6:00pm.

Ray Richard, Chairman