

MINUTES

METROPOLITAN BOARD OF ADJUSTMENT

May 14, 2012

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 Russell Rome, Bob Thibodeaux Parker Ewing, Murray McCullough and Jerry Pepper. Also in attendance were Maimuna Magee from Parish Attorney's Office, Carey Chauvin and Laura Brownell from DPW Inspection.*

**Approval of the April 23, 2012 Minutes.**

*Motion to approve made by Mr. McCullough, seconded by Mr. Pepper.  
Motion passed. 5 Yeas, 0 Nays*

**THE FOLLOWING PROCEDURES AND RULES APPLY TO PUBLIC COMMENT:**

In accordance with Title 1, Section 1.7 of the Code of Ordinances, all items on this agenda are open for public comment. The applicant or his or her representative are to come forward when their case is called, state their name, address and a brief reason for the request. Any persons opposed or wishing to make a point of record will then come forward and state their name, address and the reason for their opposition. The testimony of the proponents and opponents is recorded for the official records with a 3 minute time limit per speaker. Board members are free to ask questions of the proponents and opponents to enlighten themselves before voting on the request. Should the board grant the request, the property owner will be required to record a hold harmless agreement letter with the Clerk of Court before any permits will be issued or any final inspections are made.

1. 498 S. Lakeshore Dr.  
J. T. Spinosa  
Realty Holding Company

Lot 14-A  
Magnolia Ridge  
A-1 Zoning District  
Council District 12 - Bourgeois

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' front yard setback to 3' 2.5" to build a new single family residence. Deferred from April 23, 2012.

*Withdrawn per applicant request.*

2. **498 S. Lakeshore Dr.**  
**J. T. Spinosa**  
**Realty Holding Company**

**Lot 16-B**  
**Magnolia Ridge**  
**A-1 Zoning District**  
**Council District 12 - Bourgeois**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 & 11.501 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' front yard setback to 7' and reduce the 4' side yard setbacks to 3' 2.5" and 3' 11" to build a new single family residence. Deferred from April 23, 2012.

*Withdrawn per applicant request.*

3. **24843 Eubanks Rd.**  
**Kelvin Turner**

**Lot Un-numbered**  
**F. K. Wilson Property**  
**Rural Zoning District**  
**Council District 1 - Welch**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 3.2 B 5 D of the Baton Rouge City-Parish Unified Development Code, to renew hardship request to allow a mobile home in conjunction with existing single family residence on 3.81 acres.

*Janice Turner spoke in favor.*

*Motion to approve 6+6 hardship made by Mr. McCullough, seconded by Mr. Ewing.*

*Motion passed. 4 Yeas, 1 Nay (Pepper)*

4. **333 E. Boyd Dr.**  
**Ray Songy**  
**333 Lofts, LLC**

**Lot 2-6, Sq. 12**  
**University View Homesites**  
**A3.3 Zoning District**  
**Council District 12 - Bourgeois**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.301, 9.302 & 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 20' front yard setback to 0' to erect a 6' brick and iron fence.

*Applicant not present for meeting.*

*Motion to defer for 30 days made by Mr. Pepper, seconded by Mr. McCullough.*

*Motion passed. 5 Yeas, 0 Nays*

5. **2020 Dallas Dr.**  
**Howard D. Williams, Jr.**

**Lot 283-A & 285-A**  
**Wooddale Center**  
**M2 Zoning District**  
**Council District 6 - Collins-Lewis**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 9.301, 9.302 & 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' front yard setback to 0' to erect a 6' chain link fence for security of property.

*Howard D. Williams, Jr. spoke in favor.*

*Motion to approve made by Mr. Thibodeaux, seconded by Mr. Ewing.*

*Motion passed. 5 Yeas, 0 Nays*

**6. 8620 Lemon Rd.  
Dale Hodges  
Brittney H. Clark**

**Lot B-4  
Un-named property  
Rural Zoning District  
Council District 1 - Welch**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 3.2 B 5 B 2 & 3.2 B 5 D of the Baton Rouge City-Parish Unified Development Code, to allow a mobile home in conjunction with an existing single family residence on 5.919 acres for hardship.

*Dale Hodges and Brittney Clark spoke in favor.*

*Motion to approve 6+6 hardship made by Mr. McCullough, seconded by Mr. Ewing.*

*Motion passed. 5 Yeas, 0 Nays*

**7. 1542 Ingleside Dr.  
Susan Maxwell**

**Lot 6, Sq. 4  
Glenmore Place  
A-1 Zoning District  
Council District 7 - Marcelle**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 8' side yard setback to 3' and reduce the 25' rear yard setback to 3' to add a storage building and 2 car carport to an existing single family residence.

*Susan Maxwell spoke in favor.*

*Motion to approve made by Mr. McCullough, seconded by Mr. Pepper.*

*Motion passed. 5 Yeas, 0 Nays*

**8. 16767 Alphonse Forbes Rd.  
Herman Rogillio**

**Lot X-2  
Alphonse Forbes  
Rural Zoning District  
Council District 1 - Welch**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 3.2 B 5 B 1 & 3.2 B 3 of the Baton Rouge City-Parish Unified Development Code, to renew hardship request to allow a mobile home in conjunction with an existing mobile home.

*Herman Rogillio spoke in favor.*

*Motion to approve 6+6 hardship made by Mr. Ewing, seconded by Mr. McCullough.*

*Motion passed. 5 Yeas, 0 Nays*

**9. 8643 T Gail Dr.  
Jeremy Vasquez**

**Lot 33-A  
Jefferson Terrace  
A-1 Zoning District  
Council District 11 - Gary**

Applicant requests the Metropolitan Board of Adjustment grant a waiver of Section(s) 11.3 of the Baton Rouge City-Parish Unified Development Code, to reduce the 25' front yard setback to 15' and reduce the 25' rear yard setback to 23' 10" to build a new single family residence.

*Jeremy Vasquez and Don White spoke in favor.*

*George H. Richard spoke in opposition.*

*Motion to approve made by Mr. McCullough, seconded by Mr. Ewing.*

*Motion passed. 3 Yeas, 2 Nays (Thibodeaux, Rome)*