

The Board of Adjustments met Monday, April 21, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Ryan Baker; Frank Lamia; Bryan Flowers; Hunter Simmons, Planning and Zoning Director; Michelle Melton, City Planner and Cindy Beaudreau, Planning Clerk.

Absent: Donna Cook

Chairman Vira called the meeting to order at 5:00 PM.

Approval of Minutes

Bryan Flowers made a motion to approve the minutes from the February 17, 2025, meeting.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

BOA 24.11 Public hearing to consider the request of the Owner, Jason LaSource, for a 15' front setback variance, a variance for an accessory structure 10.5' forward of rear building line and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 50 Fels Avenue. The property is approximately 0.22 acres. **PPIN#: 14503**

Michelle Melton, City Planner, presented the request of the Owner, Jason LaSource, for a 15' front setback variance, a variance for an accessory structure 10.5' forward of rear building line and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. Ms. Melton shared the aerial and zoning maps. Ms. Melton explained that Mr. LaSource has modified his house plans to attach the garage to the house which negates the necessity of the variance for the accessory structure. Mr. LaSource's request for a 5' side setback variance can be granted administratively. The 15' front setback variance will allow for preservation of the root system of an 80+ year old live oak, a magnolia and an existing heritage poplar tree.

Staff recommends approval specific to the site plan contained within the report with the following conditions:

1. Based on the Zoning Ordinance the Planning and Zoning Director supports the 5 ft (east) side setback to protect the existing heritage poplar on the west side and the live oak's roots.
2. Staff recommends approval of a 15' front setback variance request for the primary structure.
3. A tree protection plan done by a licensed arborist shall be approved as part of the land disturbance and building permit applications.
4. The site plan dated March 28, 2025, and shown as Exhibit A shall be recorded, along with the variance, with the Judge of Probate. Any substantial deviation shall require another review by the Board.

NOTE: If proposed house is not built within the required time limit from this BOA meeting or is ever torn down, then these recommendations are null and void and shall not be applicable to any other site plan(s) for 50 Fels Avenue.

Chairman Vira opened the public hearing at 5:11pm, with no one present to speak, the public hearing was closed at 5:11pm.

Ryan Baker is concerned with the stairs extending into the setback.

Jason LaSource, 50 Fels Avenue, is happy with the staff report.

Motion:

Frank Lamia made a motion to approve BOA 24.11, with staff recommendations including #4.

Cathy Slagle seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

Old/New Business

None

Adjournment

Cathy Slagle made a motion to adjourn.


The motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

Adjourned at 5:13p.m.


Anil Vira, Chairman


Cindy Beaudreau, Secretary