

**MINUTES OF THE
WEST BATON ROUGE PARISH
BOARD OF ADJUSTMENTS
880 N. Alexander Ave. Port Allen, La 70767
Tuesday, February 25, 2025
5:00 PM**

The Following Minutes Are Summarized For Brevity, For Precise Meeting Information Please Refer To Meeting Audio Or Video.

1. CALL TO ORDER

A Regular Meeting of the West Baton Rouge Parish Board of Adjustments was held on Tuesday, February 25, 2025 and called to order at 05:01 PM.

2. SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

Chairman Grover Harrison asked that all electronic devices be placed on silent.

3. OPENING PRAYER AND PLEDGE OF ALLEGIANCE

Prince Gray led everyone in an opening prayer, followed by Chairman Harrison who led everyone in the Pledge of Allegiance.

4. ROLL CALL

The following members were recorded as being present: Messrs. Grover Harrison, Barry Wilkinson, Steve Jones, Natashaia Benoit, Prince Gray and Alternate Rory Denicola.

Absent: Mr. James Hendrick

Also present were Mr. Brandon Bourgoyne and Mrs. Mallorie Davis, Secretary.

5. APPROVE MINUTES OF PREVIOUS MEETING

A. Approval of Minutes from the regular meeting of November 11, 2024.

A motion was made by Member Natashaia Benoit, seconded by Member Barry Wilkinson to Approve the Minutes from the regular meeting of November 11, 2024.

The vote was recorded as follows:

YEAS:5 (Grover Harrison, Barry Wilkinson, Steve Jones, Natashaia Benoit, Prince Gray) NAYS:0
(None)

ABSENT:1 James Hendrick ABSTAIN:0
(None)

As a result of the votes, the motion **Passed**.

6. CORRESPONDENCE:

7. PUBLIC HEARING:

A. BOA File #2025-01: Request: Vary from Sec.106-115.-R-SF-2 site development regulations. (5) Minimum side yard: Ten percent of lot width, with a maximum distance of 12 feet (30 feet on street side of corner lots). Applicant: Easley Builders. Address: 4377 Montaigne Ave. Port Allen LA 70767

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Brandon Bourgoyne was recognized and explained the request to the members. Mrs. Bridget Rabalis was present to represent the item and spoke briefly about the reason for the request. Mr.

Brian Ramagos and Mr. Danny Rabalais approached the members and spoke in favor of the request. No additional public comments for or against said ordinance were presented. No written protests opposing the variance were received. The Chairman at this point declared the Public Hearing closed.

A motion was made by Member Steve Jones, seconded by Member Barry Wilkinson to **approve BOA File #2025-01:** **Request:** Vary from Sec.106-115.-R-SF-2 site development regulations. (5) Minimum side yard: Ten percent of lot width, with a maximum distance of 12 feet (30 feet on street side of corner lots). **Applicant:** Easley Builders. **Address:** 4377 Montaigne Ave. Port Allen LA 70767.

The vote was recorded as follows:

YEAS:5 (Grover Harrison, Barry Wilkinson, Steve Jones, Natashia Benoit, Prince Gray)
NAYS:0 (None)
ABSENT:1 Alternate James Hendrick
ABSTAIN:0 (None)

As a result of the votes, the motion **Passed**.

- B. **BOA File #2025-02:** **Request:** Vary from Sec.106-116.-R-SF-3 site development regulations. (1) Minimum lot area: 22,500 square feet. (4) Minimum front yard: 35 feet. – **Applicant:** Veronica Williams **Address:** 3261 Randall Blue Gay St. Brusly LA 70719

The Chairman opened a public hearing for the purpose of receiving comment regarding the aforementioned item. Mr. Brandon Bourgoyne was again recognized, explaining the request to the members and stating that all parish officials except one disagreed with the request. Mrs. Davis explained the reason parish officials did not agree with the request was due to the variances, and they do not believe there is a hardship for rental properties. There was a lengthy discussion regarding zoning development regulations. Mr. Sidney Williams was present, answering several questions from the members. Member Wilkinson raised a motion to approve only one additional residential structure, to the rear of the property parallel with the road and within the required setbacks for R- SF-3.

A motion was made by Member Barry Wilkinson, seconded by Member Natashia Benoit to **approve a variance of the minimum lot of 22,500 square feet.** for **BOA File #2025-02:** **Request:** Vary from Sec.106-116.-R-SF-3 site development regulations. (1) Minimum lot area: 22,500 square feet. (4) Minimum front yard: 35 feet. – **Applicant:** Veronica Williams **Address:** 3261 Randall Blue Gay St. Brusly LA 70719.

The vote was recorded as follows:

YEAS:5 (Grover Harrison, Barry Wilkinson, Steve Jones, Natashia Benoit, Prince Gray) NAYS:0 (None)
ABSENT:1 Alternate James Hendrick
ABSTAIN:0 (None)

As a result of the votes, the motion **Passed**.

8. **ADJOURN**

There being no further business, a motion to adjourn was made by Natashia Benoit and was adopted by acclamation at 05:42 PM.

Grover Harrison, Chairman

Mallorie Davis, Secretary