



ST. JOHN THE BAPTIST PARISH

From the Office of Planning and Zoning Director Connie Powell

**PUBLIC NOTICE
ZONING BOARD OF ADJUSTMENTS MEETING
1811 W. AIRLINE HWY., LAPLACE, LOUISIANA
WEDNESDAY, AUGUST 27, 2025 – 5:30 P.M.
RESULTS**

- I. Call to Order**
- II. Roll Call - 6 Present / 1 Absent (Forest)**
- III. Opening Prayer/Pledge**
- IV. Public Comments (3 minutes)**
- V. Approval of Minutes**
- VI. Director's Report**
- VII. Old Business**

Roy Buras – ZBA-1508 – Requests a variance to reduce the side yard setback to 2.9 feet where 5 is required as per SJB Code 113-183(e) on Lot 36A of Plantation Oaks Subdivision, which has a municipal address of 182 Oak Park Boulevard, Garyville, St. John the Baptist Parish, LA.

Unanimously Approved with Stipulation

VIII. New Business

Ceso Inc. – ZBA-1509 – Requests a variance to allow an increase in total square footage of the attached signage to 575.27 square feet where the total must not exceed 300 square feet as per SJB Code 113-640 (3a), which has a municipal address of 1616 West Airline Highway, LaPlace, St. John the Baptist Parish, LA. **Unanimously Approved**

Julissa and Jose Ramos – ZBA-1511 – Requests a variance to reduce the rear yard setback to 3 feet where 10 feet is required as per SJB Code 113-183 (f) on Lot 13/14, Block 7 of the LaPlace Park Subdivision, which has a municipal address of 413 Camellia Avenue, LaPlace, St. John the Baptist Parish, LA. **Unanimously Approved**

Blake Duhe – ZBA-1512 – Requests a variance to reduce the side yard setback to 3 feet where 5 is required as per SJB Code 113-183(e) on a portion of Lot 1 of Glencoe Subdivision, which has a municipal address of 469 Historic West, Garyville, St. John the Baptist Parish, LA. **Unanimously Approved**

Cedar Ridge, LLC – ZBA-1513 – Requests a variance to waive the exterior landscaping requirements required as per SJB Code 113-445 (1) on an undesignated lot, which has a municipal address of 1410 and 1412 West Airline Highway, Laplace, St. John the Baptist Parish, LA. **Unanimously Approved**



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Cedar Ridge, LLC – ZBA-1514 – Requests a variance to waive the interior landscaping requirements required as per SJB Code 113-445 (2) on an undesignated lot, which has a municipal address of 1410 and 1412 West Airline Highway, Laplace, St. John the Baptist Parish, LA.

Unanimously Approved

LaPlace Furniture Company – ZBA-1515 – Requests a variance to allow an increase in total square footage of the attached signage to 173.67 square feet where the total must not exceed 140 square feet as per SJB Code 113-640 (3a), which has a municipal address of 260 West Airline Highway, LaPlace, St. John the Baptist Parish, LA.

Unanimously Approved

Karen Borne – ZBA-1516 – Requests a variance to reduce the side yard setback to 0 feet where 5 is required as per SJB Code 113-183(e) on a portion of Lot U of Dinvaut Subdivision, which has a municipal address of 111 Johnson Lane, Edgard, St. John the Baptist Parish, LA.

Unanimously Approved

IX. Committee Reports/Updates and Remarks

X. Adjournment

St. John the Baptist Parish, will upon request and three (3) days advance notice, provide reasonable accommodation to any disabled individual wishing to attend the meeting. Anyone requiring reasonable accommodation is requested to contact Mrs. Stacey Cadot at (985) 652-9569 (voice) or the Louisiana Relay Service 1-800-846-5277.