

NOTICE

MEETING OF THE ALEXANDRIA ZONING BOARD OF ADJUSTMENT AND APPEALS

Notice is hereby given that there will be a meeting of the Alexandria Board of Adjustment and Appeals at **4:00 P.M., Monday, March, 9th, 2026**, in City Council Chambers at City Hall located at 915-3rd St. Alexandria, Louisiana to consider the following matter(s):

ITEM #1: An Application has been submitted by Reserve At Nork Park, LLC represented here in by George McCallum / Zack Prejean whom is requesting a **Variance** to reduce the front 25' minimum setback to 20' for Lots 1-4,25,26,28-30,33,34,& 36 due to rear property swells . The properties are located at 2108 N Bolton Avenue, Alexandria, Louisiana on Parkview Drive and Arbor Ridge Drive. The said property is described as:

**RESERVE AT NORTH PARK PHASE 1 LOTS 1-52 LOCATED IN SECTIONS 15,16,17
SOUTHWESTERN LAND DISTRICT , CITY OF ALEXANDRIA,RAPIDES PARISH
LOUISIANA ***PARCEL I.D. # 24-16-6964-5 *****

The Applicants request is to be allowed to reduce the required front property minimum setback within a SF-3 Single Family (High Density) Zoning District, thus requiring a **VARIANCE**.

ITEM # 2: An Application has been submitted by James Vanderhoeven whom is requesting a **SPECIAL EXCEPTION** to reduce the minimum Lot area for a SF-2 Zoning District from 6000 sq. ft. to 5246 sq. ft. for 3111 Dawkins St. , 5049 sq. ft. for 3107 Dawkins St. and 4863 sq ft for 3105 Dawkins St., Alexandria, Louisiana. The properties are described as:

**LOTS 12, MARYLAND COURT SUBD. , LOCATED IN SEC 34 T04N R01W
PARCEL I.D. 24-34-6120-12 **

**LOT 13, MARYLAND COURT SUBD. , LOCATED IN SEC 36 T04N R01W
PARCEL I.D. 24-34-6120-13 **

**LOT 14, MARYLAND COURT SUBD. , LOCATED IN SEC 34 T04N R01W
PARCEL I.D. 24-34-6120-14 **

The Applicants request is to reduce the 6000 square foot minimum area Lot size for a SF-2 (Single Family) District wherein the properties reside, thus requiring a **SPECIAL EXCEPTION**.

All applicants or their authorized agent must be present to speak in behalf of their application. Citizens interested in the adoption of said changes, as well as those opposed, are notified to appear at said meeting.

For further information, please call (318) 473-1371 or (318) 473-1373

/s/ Daniel T. Smith



