

**Board Members will meet for lunch at 11:30 a.m. in the MPC Conference Room**

**AGENDA  
METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
GOVERNMENT PLAZA CHAMBERS  
DECEMBER 14, 2016 1:00 P.M.**

1. CALL TO ORDER
2. REMARKS BY CHAIRMAN
3. APPROVAL OF MINUTES – November 9, 2016

**PUBLIC HEARING**

4. **CASE NO. BAP-37-16: SPECIAL EXCEPTION USE** District 9/Atkins  
**Interactive Map**  
Applicant/Owner: GREGORY AND BEVERLY CLARK  
Location: 11195 General Patton Ave (North East corner of General Patton Ave. & Buckley Blvd)  
Existing Zoning: R-1D  
Requested Use: **Mobile Home (Double Wide)**
  
5. **CASE NO. BAP-38-16: SPECIAL EXCEPTION USE & VARIANCES** District 6/Cawthorne  
**Interactive Map**  
Applicant/Owner: NORMAN PARKER  
Location: 8373 Moore Road (East side of Moore Road approx. 500' north of Watts Road)  
Existing Zoning: R-A  
Requested Use: **Mobile Home (Single-Wide)**  
Requested Variances: **Lot Size & Front Setback**
  
6. **CASE NO. BAP-39-16: SPECIAL EXCEPTION USE** District 1/Dominick  
**Interactive Map**  
Applicant/Owner: STEPHEN MICHAEL GENTRY  
Location: 7325 Millwood Drive (South side of Millwood Dr., 250' west of Village Fair Dr.)  
Existing Zoning: R-A  
Requested Use: **Mobile Home (Double-Wide) & Secondary Residential Structure**
  
7. **CASE NO. BAP-40-16: SPECIAL EXCEPTION USE** District 8/Middleton  
**Interactive Map**  
Applicant/Owner: JOSHUA PAUL JOHNSON  
Location: 2675 Charis Rd. (Southwest corner of Charis Rd. & Desiree Meshell Rd.)  
Existing Zoning: R-A  
Requested Use: **Mobile Home (Single-Wide)**
  
8. **CASE NO. BAC-80-16: VARIANCE** District G/Bowman  
7/Gage-Watts  
**Interactive Map**  
Applicant/Owner: DEBORAH VANCE-MOZELL  
Location: 4611 Monkhouse Dr. (East side of Monkhouse Dr., 1629' North of Lyba St.)  
Existing Zoning: B-1  
Proposed Use: **Commercial Strip Center**  
Requested Variance: **Lot Access Width**

9. **CASE NO. BAC-97-16: SPECIAL EXCEPTION USE** District F/Lynch  
12/Epperson  
Interactive Map  
Applicant/Owner: FAITH CRAWFORD CABRERA  
Location: 4619 Frances Street (East side of Frances Street at dead end, 697' south of Financial Plaza)  
Existing Zoning: R-1D  
Requested Use: **Mobile Home (Single- Wide)**
10. **CASE NO. BAC-98-16: SPECIAL EXCEPTION USE & VARIANCES** District G/Bowman  
5/Bowman  
Interactive Map  
Applicant: WOODS CONTRACTING LLC  
Owner: Queensborough Church of Christ  
Location: 1819 Jewella Avenue (SE corner of Michigan Blvd & Jewella Avenue)  
Existing Zoning: R-1D  
Requested Use: **Expansion of Church Use for a Media Center**  
Requested Variances: **Parking & Rear Yard Setback**
11. **CASE NO. BAC-99-16: VARIANCES** District G/Bowman  
5/Bowman  
Interactive Map  
Applicant/Owner: NANCY MEDLIN & DALE EARWOOD  
Location: 620 Robin Hood Street (North side of Robin Hood St., approximately 219' west of Creswell Ave.)  
Existing Zoning: R-1D  
Requested Variances: **Front Yard Setback & Site-Obstructing Wall**
12. **CASE NO. BAC-100-16: SPECIAL EXCEPTION USE & VARIANCE** District G/Bowman  
5/Bowman  
Interactive Map  
Applicant: DREAMTROTTERS, LLC  
Owner: SGA Investments  
Location: 3701 Greenwood Road Ste. 1 (South side of Greenwood Road, 465' southwest of Jewella Ave.)  
Existing Zoning: B-3  
Requested Uses: **Package Sales of Beer, Wine & Liquor**  
Requested Variance: **Parking**
13. **CASE NO. BAC-102-16: VARIANCES** District G/Bowman  
5/Bowman  
Interactive Map  
Applicant: CCI, INC  
Owner: Wellington Square TC Senior Apartments, LP  
Location: 1812 Jewella Ave. (West side of Jewella Ave., 165' north of Lakeland St.)  
Existing Zoning: R-3  
Requested Variances: **Parking & Front Yard Setback**
14. **CASE NO. BAC-103-16: SPECIAL EXCEPTION USE & VARIANCE** District A/Bradford  
2/Johnson  
Interactive Map  
Applicant: SHARON FREEMAN  
Owner: Ethel Mae Nelson  
Location: 3246 Montana St. (East side of Montana St., 155' south of Hawkins St.)  
Existing Zoning: R-1H  
Requested Use: **Mobile Home (Modular Home)**  
Requested Variance: **Rear Yard Setback**

END OF PUBLIC HEARING

**15. OTHER BUSINESS**

- Master Plan Implementation Report
- Other Staff Reports
- Items for Future Discussion

**16. CHAIRMAN / BOARD MEMBERS' COMMENTS**

**17. ADJOURN - 2:30 p.m.**