

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 – **APPROVED**

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)**
APPROVED WITH STIP
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**
APPROVED WITH STIP
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**
APPROVED WITH STIP
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)**
APPROVED WITH STIP
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**
APPROVED

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)**
APPROVED
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**
DEFERRED & CONTINUED TO THE JANUARY 18, 2017 PUBLIC HEARING
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**
APPROVED WITH STIP
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**
APPROVED WITH STIPS
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**
APPROVED
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**
APPROVED

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.